

June 23, 2025

Via JZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Prehearing Submission - BZA Case No. 21307 – 725 Hobart Place, NW

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, the following materials are being submitted to the record;

- Prehearing Statement – Updated to correct the year the property was purchased.
- Tenant Affidavit – Provided by a current tenant, certifying that the property has been configured as 3 units since at least 2016.
- Additional Photos – Providing context for how each unit is accessed through its own separate entrance, with the common entrance being the entry foyer just inside the front door.
- Tenant Leases – Copies of the three leases in effect when the Applicant purchased the property in 2018.
- Property Listing – A listing from 2018 showing that the property was marketed as a three-unit dwelling at the time of purchase.

Respectfully Submitted,

Martin P Sullivan

Martin P. Sullivan, Esq.
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on June 23, 2025, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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