

August 11, 2025

Via Email

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

Re: Prehearing Submission - BZA Case No. 21333 – 409 East Capitol Street, SE

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, a corrected Applicant's statement and a corrected set of plans are being submitted to the record. These revised materials contain no substantive changes. The only modifications address minor corrections to the zoning designation; certain portions of the prior filings inadvertently referenced an incorrect zone, and these clerical errors have been fixed.

We would also like to provide the Board with a brief update on our community outreach efforts. The project was presented to ANC 6C's Planning, Zoning, and Economic Development Committee on July 2, 2025, and subsequently received unanimous support from the full ANC at its July 9, 2025, meeting. ANC 6C is located directly across the street from the property. The project was also presented to ANC 6B's Planning and Zoning Committee on July 7, 2025, and we are scheduled to present to the full ANC 6B on September 9, 2025.

Respectfully Submitted,

Martin P Sullivan

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

CERTIFICATE OF SERVICE

I hereby certify that on August 11, 2025, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

Sarah Harkcom
Sarah Harkcom, Case Manager
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