

# SULLIVAN & BARROS, LLP

Real Estate | Zoning | Land Use | Litigation

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August 18, 2025

**Via IZIS**

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

**Re: Prehearing Submission - BZA Case No. 21344 – 264 Carroll Street, NW**

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, a prehearing statement and updated Form 135 are being submitted to the record. There are no material changes to the application. This submission is provided to update language regarding the relationship between the two buildings. Form 135 has been revised to clarify that one (1) parking space is required—while this requirement is being met with six (6) parking spaces, the original form stated zero (0) parking spaces were required. And the FAR has been updated to rectify inconsistencies between the original Form 135 and the Architectural Plans in Exhibit 7.

Respectfully Submitted,

*Martin P. Sullivan*

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

Board of Zoning Adjustment  
District of Columbia

**CERTIFICATE OF SERVICE**

I hereby certify that on August 18, 2025, an electronic copy of this submission was served to the following:

D.C. Office of Planning  
[planning@dc.gov](mailto:planning@dc.gov)

Advisory Neighborhood Commission 4B

ANC Office  
[4B@anc.dc.gov](mailto:4B@anc.dc.gov)

Sophia Tekola, Chairperson  
[4B05@anc.dc.gov](mailto:4B05@anc.dc.gov)

Respectfully Submitted,

*Sarah Harkcom*  
Sarah Harkcom, Case Manager  
Sullivan & Barros, LLP