

February 2, 2026

**Via JZIS**

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

**Re: Prehearing Submission - BZA Case No. 21415 – 1300 Girard Street, 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.

- Revised Plat;
- Revised Plans;
- A Shadow Study; and
- Updated Form 135

The Applicant has revised the plans, with the primary modification being a slight increase in the size of the two-story plus cellar addition. This change reduces the proposed rear yard from 20 feet to 16 feet, requiring rear yard relief from Subtitle E § 207.1.

In addition to the previously requested conversion relief, the Applicant is now also seeking relief from the rear yard requirements, pursuant to E-5201.

**5201.4: An application for special exception relief under this section shall demonstrate that the proposed addition, new principal building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:**

**a)The light and air available to neighboring properties shall not be unduly affected;**

The Project shall not unduly affect the light and air available to neighboring properties. A shadow study has been included with this submission to demonstrate that the Addition shall not have a substantial impact on abutting properties. The shadow study, which is a broader “existing

vs. proposed” model, shows no additional shadow on any neighboring property.

**(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;**

The privacy of the use and enjoyment of neighboring properties shall not be unduly compromised. The Addition does not propose any windows on the southern side of the structure, thereby maintaining privacy for abutting neighbors. Regarding the rear, the rear wall is only 4 feet into the required rear yard setback.

**(c)The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage;**

The proposed Addition, together with the existing building, shall not substantially visually intrude upon the character, scale, or pattern of houses along the street or alley frontage. As demonstrated by the submitted elevations, the Addition is consistent with the character, scale, and pattern of development along Girard Street and 13th Street. The relief adds just four feet (4 ft.) for the first and second story to the rear of the structure, which is seen from Girard Street.

For the reasons discussed above, the proposal satisfied the special exception criteria.

Respectfully Submitted,

*Martin P Sullivan*

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

**CERTIFICATE OF SERVICE**

I hereby certify that on February 2, 2026, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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