

July 1, 2026

Via JZIS

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

Re: Post Hearing Submission - BZA Case No. 21419 – 4101 Alabama Avenue, SE

Dear Members of the Board:

On behalf of the Applicant, we hereby enclose a revised Site Plan and Plat (the “Revised Plan”). The Revised Plan changes include:

- (i) Internal access from the street via the existing gas station curb cut on Alabama Avenue to Lot 22, the gas station property, followed by access from Lot 22 to Lot 13 through a gated entrance;
- (ii) A significantly increased buffer zone between the parking lot on Lot 13 and the nearest residential building (from approximately fifteen (15) feet to approximately thirty (30) feet);
- (iii) The existence of an iron fence between the nearest residential building and the parking lot; and
- (iv) Removal of the prior access path from Alabama Avenue to Lot 13, and the proposed restoration of grass in the public parking area between the properties and Alabama Avenue.

With respect to lighting, while there is some existing level of lighting, the Applicant has determined that additional lighting would not be desirable for any neighboring property, nor necessary for the use, safety, or security of the parking lot. With respect to the types of cars to be located on the parking lot, the Applicant confirms that the only vehicles to be stored on the property will be standard 2-axle vehicles.

With respect to ANC outreach, the Applicant’s representative, Mr. Ford, and Applicant’s counsel, Mr. Sullivan, attended the ANC meeting on June 18. This matter was on the meeting agenda. However, two hours into the meeting, the Chair “tabled” this meeting item, taking it off the agenda, when it was discovered that the SMD Commissioner was no longer in attendance. There was no further explanation or opportunity for Applicant's counsel to weigh in.

Finally, regarding the suggestion of a time limit, the Applicant is amenable to such a

condition, although it does assert that the proposal satisfies the special exception criteria and respectfully requests that any time limit condition be at least seven (7) years from the date of issuance of this certificate of occupancy, or from the issuance date of the final order.

Respectfully Submitted,

A handwritten signature in black ink that reads "Martin P Sullivan". The signature is written in a cursive, slightly slanted style.

Martin Sullivan
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on July 1, 2026, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

Sarah Harkcom

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