

June 1, 2026

D.C. Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, D.C. 20001

Re: **BZA Case No. 21453 – 2222 Q Street NW (Square 2510, Lot 38) (the “Property”) – Prehearing Submission**

Dear Members of the Board:

Ahead of the public hearing scheduled for July 1, 2026, the Applicant hereby submits this prehearing submission.

I. Prehearing Materials

The Applicant expects that the following witness will present testimony at the public hearing:

- Jack Devilbiss of Bonstra Haresign Architects (to be proffered as an expert in architecture). Mr. Devilbiss’ resume is attached as Exhibit A.

II. Community Outreach Update

The Applicant presented the project to Advisory Neighborhood Commission (“ANC”) 2D at their regular monthly public meetings on March 23, 2026, and again on April 13, 2026. The ANC voted unanimously to support the project and Application and submitted a report at Exhibit 19 of the Case Record. The Applicant looks forward to continuing to work with the ANC and community as the project moves forward.

The Applicant looks forward to presenting the Application at the public hearing. Please feel free to contact Lawrence at (202) 721-1135 or Cary at (202) 721-1113 if you have any questions regarding the Application.

Board of Zoning Adjustment – 2222 Q Street NW
June 1, 2026
Page 2

Sincerely,

/s/ Cary R. Kadlecek

/s/ Lawrence Ferris

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by email to the following addresses on June 1, 2026.

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/s/ Lawrence Ferris_____