

June 22, 2026

Via JZIS

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

Re: Prehearing Submission - BZA Case No. 21462 – 3831 Georgia Avenue, NW

Dear Members of the Board:

On behalf of the Applicant in the above-referenced case, a revised statement, self-certification form, and plans are being submitted to the record. This submission responds to comments from the Office of Planning requesting more detailed plans.

The Applicant is also providing a revised statement and self-certification form. The application previously referenced Subtitle H § 6009.1(e) in error. The statement and self-certification form have been revised to reference the correct provision, Subtitle H § 6009.1(c).

The Applicant also respectfully requests a waiver from the tenant notice requirements of Y-300.8(g). The owner has advised that providing tenant contact information would raise privacy concerns and has declined to provide a tenant roster. As an alternative means of providing notice, the Applicant will post the BZA notice at the Property on June 25, 2026, well in advance of the hearing and posting date. Accordingly, the Applicant requests that the Board waive the tenant notice requirements under these circumstances.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on June 22, 2026, an electronic copy of this submission was served to the following:

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4C03@anc.dc.gov

Respectfully Submitted,

Sarah Harkcom
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