

July 10, 2026

Via JZIS

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

Re: Prehearing Submission - BZA Case No. 21475 – 1226 F Street, NE

Dear Members of the Board:

On behalf of the Applicant in the above-referenced case, we are submitting revised plans that include a shadow study and an updated Self-Certification Form. There are no substantive changes to the proposal or the requested zoning relief.

In response to discussions with surrounding neighbors during ANC 6A's Zoning Committee meeting, the Applicant has incorporated privacy screening in the form of rooftop greenery, as shown on Sheet A203. The Applicant would also like to clarify that no parking is proposed, consistent with the existing conditions. One proposed parking space was inadvertently shown on the previous plan set and included on the Self-Certification Form but this error has been corrected in this filing.

Respectfully Submitted,

Martin P Sullivan

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

CERTIFICATE OF SERVICE

I hereby certify that on July 10, 2026, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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