

August 19, 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 in response to comments from the Office of Planning. There are no substantive changes to the proposal or the requested zoning relief.

After discussion with the Office of Planning, it was noted that the existing architectural cornice on top of the second story was inadvertently omitted from the proposed plans and renderings. The revised plans have been updated to depict and maintain the existing cornice. Accordingly, the Applicant is not proposing to remove or replace the existing architectural cornice. As requested by the Office of Planning, the building material and color of the third-floor addition have also been identified on the revised plans.

The Applicant would also like to revise the project narrative to clarify the proposed use of the rooftop. The rooftop is proposed to function as a deck terrace with seating for the residents. The Applicant is no longer proposing solar panels on the rooftop. To provide privacy for nearby residential properties, the terrace will include a privacy wall/screening, together with plantings along the edges of the terrace. The revised plans have been updated to depict the proposed privacy screening and landscaping.

Respectfully Submitted,

Martin P Sullivan

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

CERTIFICATE OF SERVICE

I hereby certify that on August 19, 2026, an electronic copy of this submission was served to the following:

D.C. Office of Planning
Shepard Beamon
shepard.beamon@dc.gov

Advisory Neighborhood Commission 6A

ANC Office
6A@anc.dc.gov

Amber Gove, Chairperson
6A04@anc.dc.gov

Kimberly Butler, SMD
6A02@anc.dc.gov

Respectfully Submitted,

Sarah Harkcom
Sarah Harkcom, Case Manager
Sullivan & Barros, LLP