SULLIVAN & BARROS, LLP
Real Estate | Zoning | Land Use | Litigation

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October 7, 2026

***Via Email***

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

**Re: Post Hearing Submission - BZA Case No. 21475 – 1226 F Street, NE**

Dear Members of the Board:

On behalf of the Applicant, we submit the following materials in response to the Board's requests at the September 16th public hearing:

1. *Elevation drawing with corrected height information.* The revised plans include updated proposed elevations (Sheets A304 and A305). They show a building height of 33'-3¾", measured to the roof. This is below the 35-foot height permitted as a matter of right.
2. *Rendering showing the proposed addition as a matter-of-right.* Sheet A203A – 'Matter of Right Comparison' – shows the third-floor addition as it could be built as a matter of right compared to the proposed third-floor addition. For the matter of right option, the front wall of the third floor is set back, the rear wall stays aligned with the original existing building, and the building height is shown at 35 feet.
3. *Square footage added as a matter-of-right and proposed.* The lot area is 1,973 square feet.
    - A matter-of-right third floor at 60% lot occupancy would add 1,183 square feet.
    - The proposed third floor adds 1,381 square feet, or 70% lot occupancy.
    - The relief requested is 198 square feet, which translates to 3.5 ft. of additional building at the front of the building, along F Street.
4. *Updated shadow study including privacy screening.* The updated shadow study, which includes the rooftop privacy screening and a matter-of-right comparison, is included in this submission as well. Because the additional 10% would be located along the front of the addition adjacent to F Street, there is no additional shadow on the residential properties to the north and west and very little additional shadow toward the east (13th Street).

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District of Columbia
CASE NO. 21475
EXHIBIT NO. 57

We are also submitting an updated self-certification form with the correct building height.

Respectfully Submitted,

Martin P Sullivan

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**CERTIFICATE OF SERVICE**

I hereby certify that on October 7, 2026, an electronic copy of this submission was served to the following:

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Advisory Neighborhood Commission 6A

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Respectfully Submitted,

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