

June 11, 2026

Via IZIS

Zoning Commission
441 4th Street, N.W.
Suite 200
Washington, DC 20001

Re: Revision to MU-8B - ZC Case No. 26-02 – 639, 641, 645 & 647 Florida Avenue, NW

Dear Chairperson Hood and Members of the Commission:

Following additional outreach with community stakeholders, including direct discussions with the ANC and the LeDroit Park Civic Association (LPCA), the Applicant is revising the proposed zoning map amendment to request MU-8B instead of MU-10. This adjustment reflects and responds to clear feedback from community leadership.

The Applicant discussed this modification with the Office of Planning, which agreed that the MU-8B designation remains consistent with the Comprehensive Plan. In addition, the Office of Zoning advised that the proposed revision does not require a new setdown report or hearing because MU-8B remains consistent with the Property's Medium Density Commercial Future Land Use Map designation. A copy of the Office of Zoning's correspondence confirming this determination is attached as an exhibit to this filing.

Accordingly, no revisions to the Comprehensive Plan consistency analysis previously submitted to the record are necessary.

Respectfully Submitted,

Martin P Sullivan

Martin Sullivan
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on June 11, 2026, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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