



From Martin Sullivan <msullivan@sullivanbarros.com>

Date Fri 6/5/2026 11:13 AM

To Lovick, Hillary (DCOZ) <hillary.lovick@dc.gov>

Cc Sarah Harkcom <sharkcom@sullivanbarros.com>; Alexandra Wilson <awilson@sullivanbarros.com>

That is all correct. Thanks, Hillary!

Regards,

Marty Sullivan
Sullivan & Barros, LLP

703-217-6781 (M)

202-503-1704 (D)

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From: Lovick, Hillary (DCOZ) <hillary.lovick@dc.gov>

Sent: Friday, June 5, 2026 11:02 AM

To: Martin Sullivan <msullivan@sullivanbarros.com>

Subject: Re: Z.C. Case No. 94-16A (4803 Van Ness)

Hi Marty,

I spoke with Jake to make sure we were on the same page about 26-02. We are both in agreement that the case doesn't need to be re-set down. Please just proceed with revising the application to the MU-8B zone with a submission to the record explaining that the change is in response to community input, OP agrees with the change, and the change results in no need to amend the CP consistency analysis already provided in the case record. I'm assuming that last statement is true given these facts but if not then include any amendments to the CP analysis in the submission.

Best,

Hillary R. Lovick

Lead Attorney Advisor

Zoning Commission

Office of Zoning | *District of Columbia Government*

441 4th Street, NW | Suite 200-S | Washington, DC 20001

[\(202\) 317-2455](tel:(202)317-2455)

hillary.lovick@dc.gov

From: Martin Sullivan <msullivan@sullivanbarros.com>

Sent: Thursday, 04 June 2026 13:08:57

To: Lovick, Hillary (DCOZ) <hillary.lovick@dc.gov>

Subject: RE: Z.C. Case No. 94-16A (4803 Van Ness)

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Thanks Hillary!

On the change down to MU 8B for 26-02, yes, we are responding to concerns of the LeDroit Park Citizens Association and also a correlating request from the ANC chair. Even though the neighboring property received an MU-10 a couple years ago, that owner, Howard University, agreed to a height restrictive (65 ft) covenant requested by LPCA. We aren't willing to do a covenant. Alternatively, LPCA asked if we would be willing to lower the request to MU-8B. So it sounds like this change will turn this from a challenging process to a smooth one.

Regards,

Marty Sullivan
Sullivan & Barros, LLP

703-217-6781(M)
202-503-1704 (D)

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From: Lovick, Hillary (DCOZ) <hillary.lovick@dc.gov>
Sent: Thursday, June 4, 2026 1:00 PM
To: Martin Sullivan <msullivan@sullivanbarros.com>
Subject: Re: Z.C. Case No. 94-16A (4803 Van Ness)

Hi Marty,

On 26-02, I think the answer of whether re-set down is needed depends on why you're changing the zoning request from PDR-3 to MU-10 to PDR-3 to MU-8B. Is the change in response to community input? Or is there some other reason? Since it would be a decrease in intensity from the original proposal and the proposal would still be consistent with the property's medium density commercial designation, I'm inclined to say we don't have to re-set it down. But tell me more please about the rationale behind the decision.

Once I hear back from you on 26-02, we can decide how best to proceed.

Best,

Hillary R. Lovick

Lead Attorney Advisor

Zoning Commission

Office of Zoning | *District of Columbia Government*

441 4th Street, NW | Suite 200-S | Washington, DC 20001

(202) 317-2455

hillary.lovick@dc.gov

From: Martin Sullivan <msullivan@sullivanbarros.com>
Sent: Thursday, June 4, 2026 11:56:14 AM
To: Lovick, Hillary (DCOZ) <hillary.lovick@dc.gov>
Subject: RE: Z.C. Case No. 94-16A (4803 Van Ness)

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I also had a question for you on a Zoning Commission case 26-02 – a Map Amendment for 635, etc Florida Ave. 26-02 has already been approved for setdown. We have decided to amend the application to request MU-8B rather than the original ask for MU-10. I talked to OP about this, and their question is, will we need to do another set down meeting?

Thanks!!

Regards,

Marty Sullivan
Sullivan & Barros, LLP

703-217-6781(M)
202-503-1704 (D)