

July 1, 2026

Via JZIS

D.C. Zoning Commission
441 4th Street, N.W. Suite 200-S
Washington, DC 20001

Re: Case No. 26-02: Request for Public Hearing – Zoning Map Amendment – 639, 641, 645 & 647 Florida Avenue, NW (Square 3078, Lots 19, 33, 807, 810)

Dear Members of the Commission:

On May 14, 2026, the Zoning Commission set down the above-referenced case for a public hearing. As set forth in the application materials filed on March 13, 2026, and June 11, 2026, by 639 Florida Ave, LLC, 641 Florida Avenue, LLC, 645 Florida Avenue, LLC, & Homayoun Yeroushalmi (collectively, the “**Applicant**”), the above-referenced case is an application for a Zoning Map Amendment for the above-referenced properties from the PDR-3 to MU-8B. As outlined in the Application, the proposed Map Amendment is not inconsistent with the Comprehensive Plan, including the Generalized Policy Map and the Future Land Use Map.

Based on the Application materials and the setdown report from the Office of Planning dated May 4, 2026, the Applicant respectfully requests that the Zoning Commission schedule a public hearing at its earliest convenience. The Applicant requests 20 minutes at the public hearing to present its case. Enclosed, please find a check for \$3,250 which represents the hearing fee in this matter, as well as the following documents:

- Exhibit A: Outline of Testimony;
- Exhibit B: Hearing Fee Calculator;
- Exhibit C: List of Maps; and
- Exhibit D: List of names and addresses of property owners within 200 feet of the Subject Property

We look forward to the Commission’s consideration of this matter.

Respectfully Submitted,

Martin P Sullivan

Martin Sullivan
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on July 1, 2026, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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