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

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October 5, 2026

Via IZIS

DC Zoning Commission
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Clarifying Submission - Case No. 94-16A – 4803 Van Ness Street, NW

Dear Chairperson Hood and Members of the Commission:

Following a meeting with the Office of Planning, the Applicant wishes to clarify its request. The Applicant requests a modification of the conditions originally approved by the Zoning Commission in PUD Order No. 195. It does not request flexibility beyond what the Zoning Regulations permit. The modification covers two items. The first is lot occupancy, which would increase to 43.7% but remain within the limits of the RF-1 zone. The second is additional gross floor area. Although the RF-1 zone has no maximum FAR, the PUD Order limits FAR to 0.67, and the Applicant requests a modification of that condition.

The request for special exception relief from the rear yard requirement remains. The addition would reduce the required 20-foot rear yard by one foot, leaving 19 feet.

Respectfully Submitted,

Martin P Sullivan

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

ZONING COMMISSION
District of Columbia
CASE NO. 94-16A
EXHIBIT NO. 8

CERTIFICATE OF SERVICE

I hereby certify that on October 5, 2026, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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