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June 10, 2014

VIA IZIS AND HAND DELIVERY

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

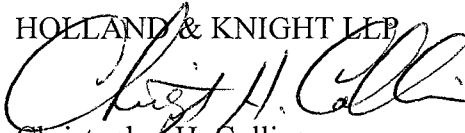
Re: Application No. 18785 - Prehearing Statement of the Applicant
1326 Florida Avenue, N.E. (Square 4068, Lot 835)

Dear Members of the Board:

On behalf of Ditto Residential, LLC, the Applicant in the above-referenced case, enclosed please find one original and one copy of the Applicant's prehearing submission in support of its application for zoning relief requested for the above-referenced property.

We look forward to the Board's consideration of this application at the hearing on June 24, 2014.

Very truly yours,

HOLLAND & KNIGHT LLP

Christopher H. Collins

CHC/lc

Enclosures:

cc: Stephen Cochran, D.C. Office of Planning (via Hand Delivery)
Jamie Henson, DDOT (via Hand Delivery)
Tina Laskaris, ANC 5D (via U.S. Mail)
Martin Ditto (via U.S. Mail)
Dan Roth (via U.S. Mail)
Callie Bruemmer (via U.S. Mail)
Chuong Cao (via U.S. Mail)
Jim Watson (via U.S. Mail)
Erwin Andres (via U.S. Mail)

Board of Zoning Adjustment
District of Columbia
CASE NO.18785
EXHIBIT NO.53