

# SULLIVAN & BARROS, LLP

Real Estate | Zoning | Land Use | Litigation

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April 7, 2025

**Via IZIS**

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

**Re: Additional Information & Updated Plans - BZA Case No. 21254**

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, the following materials are being submitted to the record:

- An Updated Set of Plans showing two trash rooms and FAR calculations; and
- An Updated Self-certification Form – no substantive changes, just correcting proposed lot occupancy on the 2<sup>nd</sup> floor.

The Applicant is also providing additional information about the anticipated use in each tenant space:

- T1: Coffee/bakery;
- T2: Eating and drinking establishment (restaurant/bar) (maybe butcher);
- T3: Eating and drinking establishment (restaurant/bar);
- T4-T7: Food Stalls;
- T8-T11: Retail (barbershop, dog groomer, etc.);
- T12: Eating and drinking establishment (restaurant/bar); and
- T13: Fitness

Respectfully Submitted,

*Alexandra Wilson*

Alexandra Wilson  
Sullivan & Barros, LLP

Board of Zoning Adjustment

District of Columbia

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EXHIBIT NO.33

**CERTIFICATE OF SERVICE**

I hereby certify that on April 7, 2025, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

*Sarah Harkcom*  
Sarah Harkcom, Case Manager  
Sullivan & Barros, LLP