

March 19, 2019

via IZIS

Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Suite 210S  
Washington, DC 20001

**Re: BZA Case No. 19958- 2021 4<sup>th</sup> Street, NW- Pre-hearing Submission**

Dear Members of the Board:

Enclosed is an updated set of plans, additional photographs, a prehearing statement, and a motion to file past the 21-day filing deadline. The Applicant met with the Office of Planning the Tuesday before the submission was due and needed additional time to respond to comments and questions raised by the Office of Planning. The plans have not substantively changed, but the following updates have been made:

- Changed existing 1<sup>st</sup> floor lot occupancy to 78% (which includes the area under the balcony) on both the cover sheet and A4.0 Lot Occupancy diagrams
- Added additional site photos showing 4<sup>th</sup> St. sidewall, steps, screened patio, adjacent building side windows, etc.
- Added the patio trellis at the ground floor on the existing building elevations
- Added a second rendering on the cover
- Added a sheet showing the Slims diner image as the design inspiration

Sincerely,

*Martin P Sullivan*

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Martin P. Sullivan, Esq.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19958