

November 2, 2020

**via IZIS**

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

**Re: BZA Case No. 20305 – 2152 Florida Avenue, NW; Prehearing Submission.**

Dear Members of the Board:

I am writing on behalf of the Applicant for the above-referenced case. The Applicant recently filed an Updated Plat (Exhibit 33A) that reflected the open court width measurement as 5.7 feet. The Applicant noticed that the zoning self-certification (“Form 135”) in the case file did not have the open court width measurement as reflected on the updated plat. Accordingly, please see enclosed for Revised Form 135 that matches the Updated Plat.

Sincerely,

*Martin P Sullivan*

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Martin P. Sullivan, Esq.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20305

BZA Case No. 20305  
November 2, 2020

**CERTIFICATE OF SERVICE**

I hereby certify that on November 2, 2020, an electronic copy of this Prehearing Submission was served on the following on behalf of the Applicant, 21 Florida LLC.

D.C. Office of Planning  
1100 4th Street SW, Suite E650  
Washington, DC 20024  
[Planning@dc.gov](mailto:Planning@dc.gov)

Advisory Neighborhood Commission 2B

ANC Office  
[2B@anc.dc.gov](mailto:2B@anc.dc.gov)

Daniel Warwick, Chairperson & SMD  
[2B02@anc.dc.gov](mailto:2B02@anc.dc.gov)

Aaron Landry, ZPD Committee Chair  
[2B04@anc.dc.gov](mailto:2B04@anc.dc.gov)

*Martin P Sullivan*

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