

May 11, 2022

**Via JZIS**

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

**Re: Prehearing Submission - BZA Case No. 20710 – 2340 Ainger Place, SE**

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, an updated prehearing statement is being submitted to the record, as well as an updated plat, updated plans, and updated self-certification. The Applicant is changing the project description back to two buildings on two theoretical lots. The Applicant will be getting Certificates of Occupancy for apartments and is now proposing bike parking inside the building. Bike rooms are shown on Sheet A200. Also, portions of the lower levels now count in FAR because of the grade change to access the bike rooms, so the self-certification has been updated accordingly. There is no change to the requested relief, the project description is consistent with the original application, and the plans will generally look the same except the bike parking has been moved interior to the buildings instead of in sheds in the parking area.

Respectfully Submitted,

*Alexandra Wilson*

---

Alexandra Wilson, Esq.  
Sullivan & Barros, LLP

**CERTIFICATE OF SERVICE**

I hereby certify that on May 11, 2022, an electronic copy of this submission was served to the following:

D.C. Office of Planning  
Crystal Myers  
[crystal.myers@dc.gov](mailto:crystal.myers@dc.gov)

Advisory Neighborhood Commission 8B

Kevin B. Coleman, Chairperson  
[8B04@anc.dc.gov](mailto:8B04@anc.dc.gov)

Khadijah Watson, SMD  
[8B01@anc.dc.gov](mailto:8B01@anc.dc.gov)

Respectfully Submitted,

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