



Pillsbury Winthrop Shaw Pittman LLP
2300 N Street, NW | Washington, DC 20037-1122 | tel 202.663.8000 | fax 202.663.8007

RECEIVED
D.C. OFFICE OF ZONING

2009 SEP 21 PM 12: 53

Paul Tummonds
tel 202.663.8873
paul.tummonds@pillsburylaw.com

September 21, 2009

Sharon Schellin
Secretary to District of Columbia Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: Consolidated PUD and Zoning Map Amendment Pre-Hearing
Statement for Zoning Commission Case No. 09-03

Dear Ms. Schellin:

The enclosed original and 20 copies are of the pre-hearing statement for the consolidated PUD and related Zoning Map amendment proposed by Skyland Holdings, LLC and set down for a public hearing at the May 11, 2009 public meeting. I have also enclosed a check in the amount of \$80,000 for the hearing fee.

If you have any questions, please contact me.

Sincerely,

Paul Tummonds

Enclosures

COMMISSION
District of Columbia
09-03
17
EXHIBIT NO.

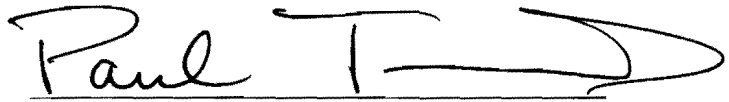
CERTIFICATE OF SERVICE

I hereby certify that on September 21, 2009, copies of the attached letter and enclosure were delivered via messenger or first class mail to the following:

Maxine Brown-Roberts
D.C. Office of Planning
2000 14th Street NW
Suite 4000
Washington, DC 20009

Advisory Neighborhood Commission 7B
3200 S Street SE
Washington, DC 20020

Advisory Neighborhood Commission 8B
PO Box 30949
Washington, DC 20030


Paul Tummonds

General Properties Corporation
P.O. Box 547
Merrifield, VA 22116-0547

Granite Leasing Corporation
P.O. Box 547
Merrifield, VA 22116-0547

J. Harris
2929 Fort Baker Drive, SE
Washington, DC 20020-7221

Chie P. Wu
14 Wetherfield Court
Potomac, MD 20854-1114

Zion & Cookie Avissar
9316 Wooden Bridge Road
Potomac, MD 20854-2419

First FSK LP Delbe Real Estate
5125 MacArthur Blvd., NW
Suite 430
Washington, DC 20016-3300

Parcel 214 LLC
c/o Jenco Group, Suite 200
1143 Connecticut Avenue, NW
Washington, DC 20036-4302

Dunkin Maxwell Company
c/o William C. Smith
Suite 1000
1100 New Jersey Avenue, SE
Washington, DC 20003-3302

Naylor Overlook Inc.
c/o Barac Company
6901 4th Street, NW
Washington, DC 20012-1903

Steve E. Maria Antoniou
c/o KFC Nat'l Mgt. Co.
PO Box 35370
Louisville, KY 40232-5370

Greene Pennington
3207 22nd Street, NE
Washington, DC 20018-2801

Park Naylor Associates Ltd. &
District of Columbia
8403 Colesville Road
Suite 400
Silver Spring, MD 20910-3367

Lola M. Owens
2846 Fort Baker Dr., SE
Washington, DC 20020-7220

Lelia H. Stribling
2842 Fort Baker Dr., SE
Washington, DC 20020-7220

Kenneth Brewer
2838 Fort Baker Dr., SE
Washington, DC 20020-7220

Samuel E. Graham
2834 Fort Baker Dr., SE
Washington, DC 20020-7220

Charles Brinson
2830 Fort Baker Dr., SE
Washington, DC 20020-7220

Paul A. Swann
2826 Fort Baker Dr., SE
Washington, DC 20020-7220

Bertram J. Nicholls
2856 Fort Baker Dr., SE
Washington, DC 20020-7220

Calvin Walley
2959 Fort Baker Dr., SE
Washington, DC 20020-7221

Ella M. Brewer
2963 Fort Baker Dr., SE
Washington, DC 20020-7221

Che Brown
2975 Fort Baker Dr., SE
Washington, DC 20020-7221

Sheila B. Farley
2977 Fort Baker Dr., SE
Washington, DC 20020-7221

Michael R. Chinn
2900 Fort Baker Dr., SE
Washington, DC 20020-7222

Sibert Dennis Jr.
2937 Fort Baker Dr., SE
Washington, DC 20020-7221

Cherise M. Chatman
2933 Fort Baker Dr., SE
Washington, DC 20020-7221

Cynthia A. Brock-Smith
2939 Fort Baker Dr., SE
Washington, DC 20020-7221

Melbert O. Johnson
2955 Fort Baker Dr., SE
Washington, DC 20020-7221

Rinaldo Washington
51 Victor Street, NE
Washington, DC 20011-4939

Monica R. Menard
2973 Fort Baker Dr., SE
Washington, DC 20020-7221

Dorothy Strong-Brown
2917 Akron Place, SE
Washington, DC 20020-7213

James W. Ray
2245 30th Street, SE
Washington, DC 20020-3341

James M. Cook, Jr.
2920 Alabama Ave, SE
Washington, DC 20020-3006

Frank Dixon
2221 30th Street, SE
Washington, DC 20020-3341

Alvin Gross
6905 Whittier Blvd.
Bethesda, MD 20817-6068

Ronald D. Mitchell
2904 Alabama Ave, SE
Washington, DC 20020-3006

Ronald E. Washington
2241 30th Street, SE
Washington, DC 20020-3341

John D. Faal
2912 Alabama Ave, SE
Washington, DC 20020-3006

Joann Taylor
2908 Alabama Ave, SE
Washington, DC 20020-3006

Richard Branson
2841 Akron Place, SE
Washington, DC 20020-7205

Harold A. Little, Jr.
2926 Akron Place, SE
Washington, DC 20020-7214

James D. Ricks
2922 Akron Place, SE
Washington, DC 20020-7214

Tiffany L. Brown
2918 Akron Place, SE
Washington, DC 20020-7214

Lucille H. Smith
2914 Akron Place, SE
Washington, DC 20020-7214

Gerald D. Moya
2215 30th Street, SE
Washington, DC 20020-3383

Good Hope Marketplace LP
Suite 400
4350 East West Highway
Bethesda, MD 20814-4410

2801 Alabama Avenue LLC
2801 Alabama Ave, SE
Washington, DC 20020-3003

Craig R. Dyson
2328 25th Street, SE
Washington, DC 20020-3439

Weston A. Williams
807 Loxford Terrace
Silver Spring, MD 20901-1124

Walter Cohen
c/o McDonald Corp.
P.O. Box 182571
Columbus, OH 43218-2571

CG/Naylor Road LLC
c/o Edward W. Cather II
11204 Lee Highway, Ste. A-2
Fairfax, VA 22030

ANC 7B
3200 S Street, SE
Washington, DC 20020

ANC 8B
PO Box 30949
Washington, DC 20030

Alabama Express Liquors
c/o In Suk Baik
2846 Alabama Avenue, SE
Washington, DC 20020

Alexis Hair Gallery
2844 Alabama Avenue, SE
Washington, DC 20020

Janis Lawrence
AutoZone Property Management
Department 8700
123 South Front Street
Memphis, TN 31803



Beauty Nails
c/o Quang Le
3500 Turnbridge Drive
Burtonsville, MD 20866

Beauty World
c/o Duk Hea Oh
2842 Alabama Avenue, SE
Washington, DC 20020

Beyda's Wigs
c/o Moon Ja Kim
2826 Alabama Avenue, SE
Washington, DC 20020

Blimpie's
2636 Naylor Road, SE
Washington, DC 20020

Cash Connection
2812-B Alabama Avenue, SE
Washington, DC 20020

Clancy's
2840 Alabama Avenue, SE
Washington, DC 20020

CVS
c/o Douglas A. Sgarro
President
CVS Realty Company
One CVS Drive
Woonsocket, RI 02895

DOES
c/o Samuel Love, Associate Director
Department of Admin Services
2626 Naylor Road, SE
Washington, DC 20020

Discount Mart
c/o Samuel Franco, Allen Franco and Nathan Franco, Co-
Partners
2834 Alabama Avenue, SE
Washington, DC 20020

Fields Music Store
c/o Graham C. Fields
2840 Alabama Avenue, SE
Washington, DC 20020

Fletcher's Beauty Salon
2832 Alabama Avenue, SE
Washington, DC 20020

Footlocker
2818-B Alabama Avenue, SE
Washington, DC 20020

Hilltop Cleaners
c/o Son Cha Kang
2712 Good Hope Road, SE
Washington, DC 20020

Hong Kong Inn
c/o Mei Hui Ren
Lin Ying
2714 Good Hope Road, SE
Washington, DC 20020

Kelly's Carry-Out
c/o Yue Ming Zang
2824 Alabama Avenue, SE
Washington, DC 20020

Murry's of Maryland, Inc.
c/o Ira Mendelson, Chairman/President/CEO
Matthew Young, Executive Vice President
Gary Gold, Senior Vice President
Roy Stark, Store Manager
8300 Pennsylvania Avenue, SE
Upper Marlboro, MD 20772

Quality Wash/CEL Enterprises
August Cabrales, Philip Cabrales & William Elston
C.E.L. Enterprises, Inc.
PO Box 7580
10403 Aubince Farm Drive
Bethesda, MD 20814

Shoe City
2808-2810 Good Hope Road, SE
Washington, DC 20020

Spin Cycle
Tilahaun Befikadu
Mesfin Kassa
Store Manager
14008 Woodwell Terrace
Silver Spring, MD 20906

Squashallbeef's
2812-A Alabama Avenue, SE
Washington, DC 20020

KFC
c/o Debbie Hardin
Property Manager
KFC US Properties, Inc.
1900 Colonel Sanders Lane
Louisville, KY 40213

New York Friend Chicken
c/o Mukhtar Ahmadi
New York Fried chicken, Inc.
440 Amity Lane
North Wales, PA 19454

RCN
Peter Aquino, President/CEO
Karen Lalli, Director of Corp. RE
RCN Corporation
196 Van Buren Street
Herndon, VA 20170

Skyland Liquors
c/o Peter De Silva
2648 Naylor Road, SE
Washington, DC 20020

Michel Syag, President
Brian Anderson, Store Manager
The Zone 750, LLC
The Sports Zone, Inc.
5851 Ammendale Road
Beltsville, MD 20705

USPS Postal Distribution Center
2650 Naylor Road, SE
Washington, DC 20020