



February 21, 2025

**Eric J. DeBear**

Direct Phone 202-747-0769  
edebear@cozen.com

Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, D.C. 20010

**Re: BZA Case 21034 – Applicant’s Fourth Motion to Postpone Hearing Date**

Dear Chairperson Hill and Members of the Board,

The Applicant, Morningstar Community Development (the “Applicant”), requests a postponement of the hearing date on this application (the “BZA Application”), which is scheduled for March 19, 2025. A Motion is attached at Tab A. The Applicant previously requested a postponement in order to allow for a companion zoning map amendment (case number 23-23) to be decided by the Zoning Commission. In December 2024, a written order approving the zoning map amendment was issued.

As noted in the prior postponement request (Ex. 26), the D.C. Deputy Mayor for Planning and Economic Development (“DMPED”) is the owner of the Property and executed a Land Disposition and Development Agreement (“LDDA”) to sell the Property to the Applicant. Before proceeding, the Applicant and DMPED must work to extend the term of the LDDA, including an approval by the D.C. Council.

To that end, a two-year extension of the LDDA is being considered by the D.C. Council under PR26-0022. The Council’s Committee on Business and Economic Development considered the extension at a roundtable meeting on February 10, 2025. The Applicant is hopeful the extension will be approved by D.C. Council soon.

However, until the extension is approved, the Applicant cannot move forward on the proposed project that is subject to this BZA case. Accordingly, the Applicant respectfully requests that the Board postpone the hearing on this application. Thank you for your consideration of this request and please do not hesitate to contact my office should you have any questions.

Sincerely,

COZEN O’CONNOR

Eric J. DeBear

**Certificate of Service**

I hereby certify that on this 21<sup>st</sup> day of February, 2025, a copy of this Cover Letter with attachments was served, via email, as follows:

District of Columbia Office of Planning  
c/o Crystal Myers  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[Crystal.Myers@dc.gov](mailto:Crystal.Myers@dc.gov)

Advisory Neighborhood Commission 7D  
c/o Brian Alcorn, Chairperson  
Dev Myers, SMD 7D10  
[7D08@anc.dc.gov](mailto:7D08@anc.dc.gov)  
[7D10@anc.dc.gov](mailto:7D10@anc.dc.gov)

  
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