

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Kyrus L. Freeman
202-862-5978
kyrus.freeman@hklaw.com

Jessica R Bloomfield
202-469-5272
jessica.bloomfield@hklaw.com

March 26, 2018

VIA IZIS AND HAND DELIVERY

Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210
Washington, DC 20001

**Re: Application for a Consolidated Planned Unit Development and Zoning Map Amendment
4611-4615 41st Street, NW (Square 1769, Lots 1 and 2)**

Dear Members of the Zoning Commission:

On behalf of Dancing Crab Properties, LLC (the “Applicant”), enclosed please find an application for consolidated review and approval of a Planned Unit Development (“PUD”) and a Zoning Map amendment to rezone property located at 4611-4615 41st Street, NW (Square 1769, Lots 1 and 2) (the “Site”) from the MU-4 District to the MU-5-B District. The Applicant proposes to redevelop the Site with a new mixed-use building containing approximately 41 residential units and a neighborhood-serving restaurant/bar on the ground floor and in the penthouse.

Enclosed please find are the following materials:

- The Applicant’s Statement in Support of the proposed application and supporting exhibits;
- Signed application forms for consolidated approval of a PUD and Zoning Map amendment (included as exhibits to the Statement in Support); and
- A check in the amount of \$1,300 made payable to the D.C. Treasurer for the PUD and Zoning Map amendment application filing fees, as required by Subtitle Z § 1600.3 of the Zoning Regulations.

We look forward to the Commission's consideration of this application.

Sincerely,

HOLLAND & KNIGHT LLP



Kyrus L. Freeman

Jessica R. Bloomfield

Enclosures

cc: Jennifer Steingasser, D.C. Office of Planning (*see* Certificate of Service)
Joel Lawson, D.C. Office of Planning (*see* Certificate of Service)
Anna Chamberlin, DDOT (with enclosures, via Email and Hand Delivery)
Jonathan Rogers, DDOT (with enclosures, via Email and Hand Delivery)
Advisory Neighborhood Commission 3E (*see* Certificate of Service)
Commissioner Greg Ehrhardt, ANC 3E01 (with enclosures, via email)
Commissioner Jon Bender, ANC 3E Chair (with enclosures via email)

CERTIFICATE OF SERVICE

I hereby certify that on March 26, 2018, a copy of the forgoing application for a consolidated PUD and a Zoning Map amendment was served on the following via email, with hard copies sent on March 27, 2018.

Ms. Jennifer Steingasser
D.C. Office of Planning
1100 4th Street, SW – Suite E650
Washington, DC 20024

VIA EMAIL AND HAND DELIVERY

Mr. Joel Lawson
D.C. Office of Planning
1100 4th Street, SW – Suite E650
Washington, DC 20024

VIA EMAIL AND HAND DELIVERY

Advisory Neighborhood Commission 3E
c/o Lisner Home
5425 Western Avenue NW, Suite 219
Washington, DC 20015

VIA U.S. MAIL



Jessica R. Bloomfield
Holland & Knight, LLP