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June 5, 2018

VIA IZIS AND HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: TBSC Owner I, LLC / Request for Minor Modification of ZC Order No. 15-20

Dear Members of the Commission:

On behalf of TBSC Owner I, LLC (the “Applicant”), we hereby submit this application for a minor modification to ZC Order No. 15-20, dated May 9, 2016, and effective June 17, 2016 (the “Order”); a copy of which is attached as Exhibit A. Pursuant to Subtitle Z § 703, the Applicant requests that the Zoning Commission expeditiously modify Condition B.2.e.i. of the Order as follows:

FROM	TO
Condition B.2.e.i. <u>Demolition of Existing Structures. Within 10 days of applying for a raze permit for any structure on the Property, the Applicant shall notify the Sursum Corda Households of its raze permit application. Certification of said notice, including a copy of same, shall be furnished to DCRA prior to the issuance of a raze permit for any structure of the Property;</u>	Condition B.2.e.i. <u>Demolition of Existing Structures. Within 40 days of applying for a raze permit for any structure on the Property, the Applicant shall notify the Sursum Corda Households of its raze permit application. Certification of said notice, including a copy of same, shall be furnished to DCRA prior to the issuance of a raze permit for any structure of the Property;</u>

The proposed modification is necessary because the Applicant inadvertently filed the raze permit applications for the subject property without giving notice within 10 days as required under the Order. According to the DCRA report attached as Exhibit B, the raze permit applications – R1800149, R1800150 and R1800151 -- were filed by the Applicant on April 11, 2018. The Applicant forwarded an email confirmation of the DCRA notice of the raze permit application on April 27th to Lonnie Duren, Chairman of the Sursum Corda Cooperative Association, Inc.; and sent notice of the raze permit applications to the Sursum Corda Households, via certified mail, on May 24, 2018, 40 days after the applications were filed. A copy of the email to Mr. Duren is attached as

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Exhibit C; and a copy of the notice is attached as Exhibit D. Mr. Duren also separately sent the notices to the Sursum Corda Households starting on May 24, 2018.

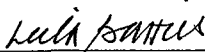
The notice of the raze permit applications was delayed, in large part, because the Applicant and Mr. Duren were verifying the contact information for the remaining Sursum Corda Households. The updated contact information, as of May 24, 2018, is attached as Exhibit E. The Applicant and Mr. Duren will review it periodically in an effort to maintain current contact information throughout the development of Phase 1 of the PUD.

The Commission's expeditious approval of this application is respectfully requested so that timing of the notice does not delay the issuance of the raze permits. The proposed modification does not have any adverse impacts on the Sursum Corda Households, all of which vacated the subject property before the Sursum Corda Cooperative sold it to the Applicant. More importantly, the vacant units and buildings on the subject property have become a haven for unsafe and illicit activity, creating significant public safety concerns. Therefore, it is in the public interest to demolish the existing structures on the subject property as quickly as possible. Please note that the 30-day public notification period for the raze permit applications expired without any objection from the District agencies, including Advisory Neighborhood Commission ("ANC") 6E, the ANC in which the subject property is located. A letter from Mr. Duren stating that Sursum Corda Cooperative has no objection to the proposed modification is attached as Exhibit F.

In light of the foregoing, we respectfully request your favorable consideration of this application. Thank you for your attention to this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Leila M. Jackson Batties, Esq.

Attachments

cc: Jennifer Steingasser, D.C. Office of Planning (w/attachments, via email)
Joel Lawson, D.C. Office of Planning (w/attachments, via email)
Ms. Maxine Brown, D.C. Office of Planning (w/attachments, via email)

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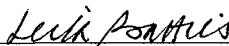
CERTIFICATE OF SERVICE

I hereby certify that on June 5, 2018, a copy of the foregoing application for a modification of consequence to ZC Order 15-20, relating to the PUD approved for Square 620 was served on the following:

Mr. Lonnie Duren
President
Sursum Corda Cooperative Association, Inc.
128 M Street, NW, Room #325
Washington, DC 20001

Advisory Neighborhood Commission 6E
P.O. Box 26182
Washington, DC 20001

Commissioner Alvin Judd, Sr.
Advisory Neighborhood Commission 6E-06
Via Email: AOJ6036@gmail.com



Leila M. Jackson Batties, Esq.