

# Holland & Knight

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July 1, 2019

## **VIA IZIS AND HAND DELIVERY**

Zoning Commission for the  
District of Columbia  
441 4<sup>th</sup> Street, N.W., Suite 210-S  
Washington, DC 20001

**Re: Application for a Modifications of Significance to Approved First-Stage PUD  
Capitol Crossing Center Block Commercial Building (Square 566, Lot 861)  
Z.C. Case No. 08-34**

Dear Members of the Zoning Commission:

On behalf of Capitol Crossing IV LLC (the “Applicant”)<sup>1</sup>, the owner of property located at Square 566, Lot 861 (part of Record Lot 50) (the “Property”), we hereby submit an application for a Modification of Significance to the first-stage planned unit development (“PUD”) approved pursuant to Z.C. Order No. 08-34 for the Property.

The Applicant also requests a waiver from 11-Z DCMR § 400.9 to permit the public meeting to consider setting down the application for a public hearing to be on July 29, 2019, which is less than 35 days from the date that the application is being filed. Pursuant to 11-Z DCMR § 400.10, the Applicant has received consent for the waiver request from the Office of Planning and the affected Advisory Neighborhood Commissions (“ANCs”), which will submit letters in support of the request under separate cover.

Enclosed for the Commission’s review is a statement in support of the application and associated exhibits, including Application Form 103, a certified surveyor’s plat of the Property, the name and address of the owners of all property within 200 feet of the properties, and a letter from the Applicant authorizing the law firm of Holland & Knight LLP to file and process the application. Pursuant to 11-Z DCMR § 704.2, because this application was originally filed as a Modification of Consequence, the application fee paid in that case (Z.C. Case No. 08-34J) “shall be credited against the fee required” for the subject Modification of Significance application.

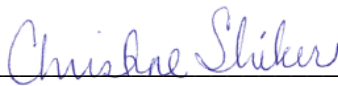
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<sup>1</sup> The original applicant in Z.C. Case No. 08-34 was Center Place Holdings LLC, on behalf of the District of Columbia through the Office of the Deputy Mayor for Planning and Economic Development. Capitol Crossing IV LLC is the current owner of the Property.

Pursuant to 11-Z DCMR § 300.7, a Notice of Intent to file the subject application was mailed to the owners of all property within 200 feet of the perimeter of the entire PUD site and to the affected ANCs on May 16, 2019.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:   
Christine M. Shiker

By:   
Jessica R. Bloomfield

Enclosures

cc: Certificate of Service  
Joel Lawson, D.C. Office of Planning (w/enclosures, via Email)  
Anne Fothergill, D.C. Office of Planning (w/enclosures, via Email)  
Jonathan Rogers, DDOT (w/enclosures, via Email)

**CERTIFICATE OF SERVICE**

I hereby certify that on July 1, 2019, copies of the foregoing application for a Modification of Significance were served on the following, with hard copies sent on the following business day.

Jennifer Steingasser  
D.C. Office of Planning  
1100 4<sup>th</sup> Street, SW – Suite 650 East  
Washington, DC 20024

VIA EMAIL & HAND DELIVERY

Advisory Neighborhood Commission 2C  
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Washington, DC 20091

VIA U.S. MAIL

Advisory Neighborhood Commission 6C  
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Commissioner Kevin Wilsey  
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VIA EMAIL

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Commissioner Karen Wirt  
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Commissioner Mark Eckenwiler  
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VIA EMAIL

  
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