Holland+Knight

Tel 202 955 3000
Fax 202 955 5564

Holland & Knight LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006
www.hklaw.com

Norman M. Glasgow, Jr.
202 419-2620
norman.glasgowjr@hklaw.com

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October 19, 2004

VIA HAND DELIVERY

Zoning Commission of the District of Columbia
One Judiciary Square, Suite 210-South
441 Fourth Street, NW
Washington, DC 20001

Re: Application for Consolidated Review and Approval of a Planned Unit Development for "The Citadel" (Lot 36, Square 2572) and Proposed Pre-Hearing Submission Materials

Dear Honorable Members of the Commission:

"The Citadel" is a unique property located in the heart of Adams Morgan. Dating back to the 1940s and apparently initially designed as an armory, its past uses include roller skating rink, sound stage, public hall, and warehouse. Jemal's Citadel, LLC acquired the property from a bankruptcy trustee in 1998 – seeing its overall, long-term value to the community and District of Columbia.

Jemal's Citadel, LLC engaged Faison Enterprises to study the property and explore whether and how it could be best used. They have now developed a plan whereby the building's basic form would be retained, its existing ground floor being renovated to accommodate a major grocery store (and a chain not previously active in the District of Columbia), with existing lower levels being returned to a mix of parking and some additional retail areas. In addition, Douglas/Faison seek to add an additional floor *within* the existing vaulted area of the building and propose to have that area be used for offices or other uses allowed by right within the site's existing Reed-Cooke/C-2-B zoning in order to help defray costs of operation of the development and to offset the lower rent levels achievable from grocery stores. The application does not seek a change in the zoning map. Douglas/Faison retained the law firm of Holland & Knight LLP to represent them in this effort as land use counsel.

After meeting with the Office of Planning, Douglas/Faison determined that they would pursue this through the Planned Unit Development process rather than seek relief from several zoning provisions from the Board of Zoning Adjustment. (The enclosed materials set forth the areas of relief that would be needed when presented to the Zoning Commission.)

Enclosed please find a check payable to the Government of the District of Columbia in the amount of $500, that representing the filing fee for a Planned Unit Development under the Zoning Regulations. (See: § 3040.3).

ZONING COMMISSION
District of Columbia
Case 04-30
Exhibit 1

Enclosed, also please find all the materials required for both an application as well as those materials required to be filed prior to holding a hearing. We are providing these materials to both the Office of Planning, the Department of Transportation, and community representatives and request that the Commission place the question of "set down" in the "Hearing Action" portion of the Commission's regular November meeting, now set for Monday, November 8, 2004, or at a Special Public Meeting the Commission might establish later that month. We request that a set down decision be scheduled as early as possible to ensure that the PUD hearing could be conducted in January 2005 as the Applicant hopes to secure a commitment and building permit by March of that year should the Commission determine to approve the application.

As required by the Zoning Regulations, we have already circulated a "Notice of Intent" to those living within 200 feet of the proposed PUD (copy enclosed within the other materials being supplied).

Based on our prior meeting with the Office of Planning, we expect they will be able to provide you their recommendation prior to your meeting.

We will also, upon favorable action to set the case for hearing, provide you with a check in the amount then due as well as any supplemental materials needed to address any issues the Commission notes during its set down discussion.

If you have any questions, please let me know.

Sincerely yours,

HOLLAND & KNIGHT LLP

Norman M. Glasgow, Jr.

Enclosures

cc: Advisory Neighborhood Commission 1B (by Hand; w/ enclosures)
Ellen McCarthy, Office of Planning (by Hand; w/ enclosures)
Jennifer Steingasser, Office of Planning (by Hand; w/ enclosures)
Maxine Brown-Roberts, Office of Planning (by Hand; w/ enclosures)
Alan Roth (by Hand; w/ enclosures)
Josh Gibson (by Hand; w/ enclosures)