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1620 L STREET, N.W., SUITE 900
WASHINGTON, D.C. 20036-5605
tel (202) 452-1400 fax (202) 452-1410

www.gdllaw.com

John Patrick Brown, Jr.
jpb@gdllaw.com

Kate M. Olson
kmo@gdllaw.com

December 27, 2010

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Re: Zoning Commission Case No. 05-28B
PUD Application for a Second Stage Review and Approval of a Planned Unit
Development, Zoning Map Amendment and a Corresponding Consolidated
Modification to an Approved First Stage Planned Unit Development

Dear Chairman Hood and Members of the Commission:

Enclosed please find the original, twenty bound copies and an unbound copy for
scanning purposes of the Pre-Hearing Statement of the District of Columbia Primary Care
Association ("DCPCA") for a Second Stage Review and Approval of a PUD, Zoning
Map Amendment and a Corresponding Consolidated Modification to an Approved First
Stage Planned Unit Development (Z.C. Cases 05-28B and 28C) for the Property.

Under separate cover DCPCA and Lano Parcel 12, LLC are filing a joint motion
to consolidate, for hearing purposes, the First Stage PUD modification application of Z.C.
Case No. 05-28B and the related application of Lano Parcel 12 LLC, Z.C. Case No. 05-
28C.

ZONING COMMISSION
District of Columbia

CASE NO.

05-28B

EXHIBIT NO.

22



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If you have any questions regarding the Pre-Hearing Statement please feel free to call the undersigned at 202-452-1400.

Sincerely,

A handwritten signature in black ink, appearing to read "JTB", written over a horizontal line.

John Patrick Brown, Jr., Esq.

A handwritten signature in black ink, appearing to read "Kate M. Olson", written over a horizontal line.

Kate M. Olson

Enclosures

cc: Ms. Robin Halsband, D.C. Primary Care Association
Phil Feola, Esq.

CERTIFICATE OF SERVICE

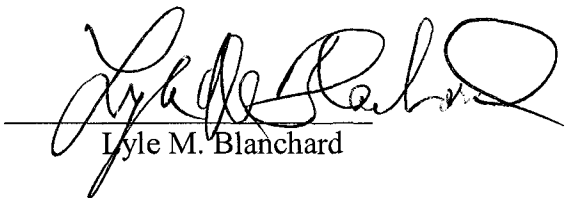
I hereby certify that on December 27, 2010 a copy of this PUD Pre-Hearing Statement for a Second Stage Review and Approval of a Planned Unit Development, Zoning Map Amendment and a Corresponding Modification to an Approved First Stage Planned Unit Development was served, by hand delivery or first class mail, on the following:

Advisory Neighborhood Commission 7D
5002 Hayes Street, NE
Washington, DC 20019

Alisa Woods, SMD 7D07
3725 Cassell Place, NE
Washington, DC 20019

Mr. Stephen Mordfin
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024

Mr. Jeffrey Jennings
Department of Transportation
2000 14th Street, NW
7th Floor
Washington, DC 20009



Lyle M. Blanchard