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May 1, 2007

VIA HAND DELIVERY

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, DC 20001

Re: Application for Zoning Map Amendment (Square 3848, Lot 817)

Dear Members of the Commission:

On behalf of Israel Manor Inc, on behalf of Brentwood Outlots LLC, owner of the Subject Property (collectively referred to herein as the "Applicant"), we hereby submit an application to change the zoning of Lot 817 in Square 3848 (the "Subject Property") from M and C-M-2 to C-2-B.

The Subject Property is situated in Ward 5 and is located across the street from the Rhode Island Avenue Metrorail Station. The Subject Property, which has frontage on Rhode Island Avenue, N.E. and Washington Place, N.E., contains approximately 22,961 square feet of land area and is currently unimproved. As discussed in more detail in the Applicant's *Statement in Support and Prehearing Statement*, rezoning the Subject Property to the C-2-B zoning classification would not be inconsistent with the Comprehensive Plan; would allow retail and residential uses, such as multiple dwellings, to be constructed on the site; would create no adverse impacts on surrounding property; and would be advantageous to the District of Columbia.

Enclosed herewith, please find:

- An original and twenty copies of an Application To Amend The Zoning Map;
- An original and twenty copies of the Applicant's *Statement in Support and Prehearing Statement* and supporting exhibits;
- Mailing labels for the owners of property within 200 feet of the Subject Property; and

ZONING COMMISSION
District of Columbia


CASE NO. 07-14
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 1
CASE NO. 07-14
EXHIBIT NO. 1

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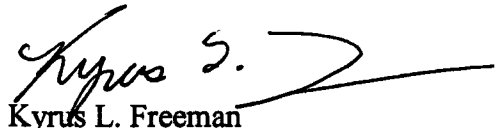
- A check made payable to the D.C. Treasurer totaling \$250.00 for the application filing fees.

The Applicant requests that the Zoning Commission review the application and vote to set the case for a public hearing. Should the Zoning Commission vote to set the case for a public hearing, the Applicant respectfully requests that the Commission schedule a hearing on this request as soon as possible and accept this filing as the Applicant's Prehearing Statement. The Applicant is prepared to respond to questions or provide any additional information which may be required.

Sincerely,



Christopher H. Collins



Kyrus L. Freeman

Enclosures

cc: Advisory Neighborhood Commission 5B (Via U.S. Mail)
Jennifer L. Steingasser, D.C. Office of Planning (Via Hand Delivery)

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