

April 24, 2009

VIA HAND DELIVERY

Ms. Sharon Schellin
Secretary to the Zoning Commission
D.C. Office of Zoning
Suite 210
441 4th Street, N.W.
Washington D.C. 20001

Steven E. Sher
Director of Zoning and Land Use Services
202 663 7278
steven.sher@hklaw.com
ZONING COMMISSION
District of Columbia
CASE NO. 09-07
EXHIBIT NO. 13

2009 APR 24 PM 2:45

RECEIVED
D.C. OFFICE OF ZONING

Re: Zoning Commission Case No. 09-07
2269 Cathedral Avenue, N.W.
Square 2210, Lot 803
Pre-Hearing Submission

Dear Ms. Schellin:

Assuming that the Zoning Commission determines to schedule a public hearing on the above-referenced application when it considers the matter on April 27, 2009, on behalf of Scott and Kristen Franklin, the Applicants in the above referenced case, this is to advise that we will rely on the statement in support filed with the application and that we will not file a separate pre-hearing statement, as provided for in 11 DCMR §3013.1(a). With respect to the other provisions of §3013.1:

- (b) Witnesses prepared to testify:

Scott and/or Kristen Franklin

Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP
- (c) Summary of testimony of witnesses – attached; Mr. Sher will be offered as an expert in land use and zoning and his resume is attached
- (d) No other information, reports or other material will be introduced
- (e) Plans – none
- (f) A list of maps, plans or other documents readily available to the general public that will be offered into evidence – none
- (g) Time required to present the Applicant's case – 10 minutes

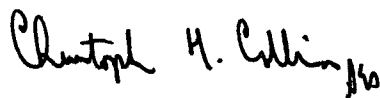
Holland+Knight

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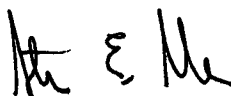
As required by §3013.6, we have attached a list of the owners of all property within 200 feet of the subject property, as well as mailing labels for that list.

We respectfully request that this case be scheduled for public hearing at the earliest possible time. We are prepared to respond to any questions which you or the Commission may have.

Sincerely,



Christopher H. Collins



Steven E. Sher
Director of Zoning and Land Use Services

Attachment

cc: Scott and Kristen Franklin
Jennifer Steingasser, D.C. Office of Planning
Arthur Jackson, D.C. Office of Planning
Advisory Neighborhood Commission 3C
Lee Brian Reba, ANC 3C01

EXHIBIT A:

**OUTLINE OF TESTIMONY
OF SCOTT AND/OR KRISTEN FRANKLIN**

- I. Introduction
- II. Purchase of property
- III. Nature of existing improvements
- IV Determination that the property is unzoned
- V. Plans for alterations and addition to the existing dwelling
- V. Review by the Historic Preservation Review Board and the Commission of Fine Arts

**OUTLINE OF TESTIMONY OF
STEVEN E. SHER
DIRECTOR OF LAND USE AND ZONING SERVICES
HOLLAND & KNIGHT LLP**

- I. Introduction
- II. Site location and description
 - A. Lot configuration
 - B. Existing use
 - C. Current zoning status
- III. Description of surrounding area
- IV. Description of surrounding zoning
- V. Description of proposed zoning
- VI. Consistency with the Comprehensive Plan
- VII. Compliance with the standards under the Zoning Enabling Act
- VIII. Conclusion

**Roster of Persons or Entities Owning Real Property within 200 Feet (225 Feet scaled)
of the Property at 2269 Cathedral Avenue NW Washington DC (Lot 803, Square 2210)**

SSL		PREMISE ADDRESS	OWNERS
2206	0036	2270 Cathedral Ave., NW	Dan Haendel Ellen S Goldberg 8900 Lynnhurst Dr. Fairfax, VA 22031-3226
2206	0037	2268 Cathedral Ave., NW	James A Colville Catherine L Colville 415 E Laurel Ave. Sterling, VA 20164-2919
2206	0038	2266 Cathedral Ave., NW	Elizabeth A Tyson 2266 Cathedral Ave., NW Washington, DC 20008-1504
2206	0039	2264 Cathedral Ave., NW	Jane Scholz Douglas C Balz 2264 Cathedral Ave., NW Washington, DC 20008-1504
2206	0040	2262 Cathedral Ave., NW	Joyce Evans Prashar Trustee 1944 Calvert St., NW Washington, DC 20009-1519
2206	0041	2260 Cathedral Ave., NW	Patricia T Rosenman Rosenman Louis 3425 Garrison St., NW Washington, DC 20008-2038
2206	0042	2258 Cathedral Ave., NW	Sean G Kennedy 2258 Cathedral Ave., NW Washington, DC 20008-1504
2206	0043	2256 Cathedral Ave., NW	Paul Hoffman Sallie B Adams Greg Friedman 6216 Mazwood Rd. Rockville, MD 20852-3528

SSL		PREMISE ADDRESS	OWNERS
2206	0044	2254 Cathedral Ave., NW	Michael Gelner PSC 461 Box 100 FPO, 95621
2206	0119	2757 Woodley Pl., NW	Nathan D Tibbits Suzanne George 2757 Woodley Pl., NW Washington, DC 20008-1518
2206	0120	2759 Woodley Pl., NW	Louise Fox c/o World Bank Rmc Beijing 1818 H St., NW Washington, DC 20433-0001
2206	0121	2761 Woodley Pl., NW	Edward I Richards 2761 Woodley Pl., NW Washington, DC 20008-1518
2206	0122	2763 Woodley Pl., NW	Moirra M Shea 2763 Woodley Pl., NW Washington, DC 20008-1518
2206	0123	2765 Woodley Pl., NW	Cynthia Z Shaughnessy 2765 Woodley Pl., NW Washington, DC 20008-1518
2206	0124	2767 Woodley Pl., NW	James A Millward c/o Presidential Savings 4600 E West Hwy - Ste. 415 Bethesda, MD 20814-3414
2206	0086	2769 Woodley Pl., NW	Christopher F Clarke Aimee Verdisco 2769 Woodley Pl., NW Washington, DC 20008-1518
2206	0087	2771 Woodley Pl., NW	Peter C Choharis 2771 Woodley Pl., NW Washington, DC 20008-1518

SSL		PREMISE ADDRESS	OWNERS
2206	0088	2773 Woodley Pl., NW	Gregory J Deninno 2773 Woodley Pl., NW Washington, DC 20008-1518
2206	0072	2272 Cathedral Ave., NW	Todd M Malan 2272 Cathedral Ave., NW Washington, DC 20008-1504
2206	0073	2276 Cathedral Ave., NW	Jodi A Enda 2276 Cathedral Ave., NW Washington, DC 20008-1504
2206	0074	2274 Cathedral Ave., NW	Charles D Hartley Gretchen A Reitsch 2274 Cathedral Ave., NW Washington, DC 20008-1504
2208	0023	Woodley Pl., NW	All Souls Parish Protestant Episcopal Church 2300 Cathedral Ave., NW Washington, DC 20008-1505
2208	0101	2300 Cathedral Ave., NW	
2210	0001	2301 Cathedral Ave., NW	Cathconn Associates LP c/o Abko Investment Inc. 4415 5th Ave. Pittsburgh, PA 15213-2654
2210	0802	Connecticut Ave., NW 33413	United States Of America Smithsonian / Natl Zoo Steven Monfort, Acting Director PO Box 37012, Mrc 5508 Washington, DC 20013-7012
Par	00670006	3001 Connecticut Ave., NW	

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