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Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

**Re: Z.C. Case No. 14-08 - 1441-1449 U Street, N.W. (Square 204, Lot 208)
Request for Hearing Fee Waiver**

Dear Members of the Commission:

On behalf of Portner Place, LLC, the Applicant in the above-referenced case, we submit this request for the Zoning Commission to accept the Applicant's request for a partial waiver of the applicable hearing fee to construct a mixed-use residential building at 1441-1449 U Street, N.W. (Square 204, Lot 208) (the "PUD Site").

As is set forth in the application, the Applicant proposes to construct a mixed-use residential building with ground floor retail at 1441-1449 U Street, N.W. (Square 204, Lot 208) (the "PUD Site"). The building will be divided into two sections: Wing A will be rezoned to the R-5-D District and will be comprised entirely of 96 residential units, all of which will be devoted to households earning up to 60 percent of the area medium income ("AMI"), of which not less than 15 percent will be devoted to households earning up to 50 percent of the AMI. Wing B will be rezoned to the CR District and will be comprised of ground floor retail with approximately 270 market-rate units. Approximately 28 percent of the residential gross floor area will be devoted to new income restricted housing units that are eligible for funding from a recognized District of Columbia or federal housing subsidy program. Thus, the Applicant requests a 28 percent waiver of the normally required hearing fee.

The Applicant will be coordinating and working with the U.S. Department of Housing and Urban Development ("HUD") and with the Portner Place Tenants Association with respect to a federal subsidy for the redevelopment of the project, including Section 8 vouchers that will be used to relocate existing tenants from the PUD Site and to bring them back to the project when completed.

ZONING COMMISSION
District of Columbia
CASE NO.14-08
EXHIBIT NO.15

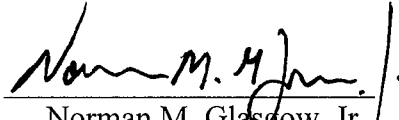
The Applicant is in the process of coordinating with DHCD to file its statement in support of the request, pursuant to Section 3042.2 of the Zoning Regulations. In submitting this request, the Applicant requests that the Commission rule upon the waiver of fees either at the set down or after receipt from DHCD of its submission concerning this application.

To the extent that any waiver of the Commission's rules is required to receive this request and its consideration by the Commission, such waiver is requested pursuant to Section 3000.8 of the Zoning Regulations, which authorizes the Commission, for good cause shown, to waive any provision of Chapter 30 if, in the judgment of the Commission, the waiver will not prejudice the rights of any party and is not otherwise prohibited by law. In this case, accepting the Applicant's hearing fee waiver request as a late filing will not adversely impact any parties since the waiver request will be decided at an open, public meeting. The only party to this case is Advisory Neighborhood Commission ("ANC") 1B, and granting the requested waiver will not have any impacts on the ANC and will not prejudice any of the ANC's rights.

For the foregoing reasons, the Applicant respectfully requests that the Commission waive Section 3042.3 of the Zoning Regulations to accept the late-filed hearing fee waiver request.

Very truly yours,

HOLLAND & KNIGHT, LLP

By: 
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