

June 4, 2025

VIA IZIS

Mr. Anthony J. Hood, Chairperson  
District of Columbia Zoning Commission  
441 4th Street, NW, Suite 200-S  
Washington, DC 20001

**Re: Z.C. Case No. 15-28A: Application of Press House Pursuit, LLC (the “Applicant”) for a Modification with Hearing of a Consolidated Planned Unit Development at 1225 3<sup>rd</sup> Street, NE (Square 772, Lots 808, 812, 7000, and 7002) (the “Application”) – Prehearing Statement**

Dear Chairperson Hood and Members of the Commission:

On May 29, 2025, the Zoning Commission (“**Commission**”) voted to set down the above-referenced application for a public hearing. During its discussion of the Application, the Commission did not request any additional information to be submitted prior to scheduling the public hearing, nor did the Office of Planning (“**OP**”) in its setdown report at Exhibit 15 of the case record.

**A. Filing Requirements**

As demonstrated below, the Applicant certifies that it has satisfied the prehearing submission requirements set forth under 11-Z DCMR § 401.1.

<b>Submission Requirement</b>	<b>Case Record Reference / Note</b>
Z-401.1(a) - Any additional information, reports, or other materials specified by the Commission at the time the matter was set down for public hearing; or, if the Commission requested the petitioner to make any changes in the petition, the updated petition and supportive material.	No changes requested and no additional information requested by the Commission or OP
Z-401.1(b) - A list of witnesses who are prepared to testify on the petitioner's behalf.	Case Record at Exhibit 7

Z-401.1(c) - A written summary of testimony of all witnesses or of the written report, and a complete and professional resume for any expert who may be called to testify at the public hearing, or made available to answer questions.	Case Record at Exhibit 7
Z-401.1(d) - Any additional information, reports, or other materials the petitioner may wish to introduce.	No additional information at this time. Applicant may submit additional information no later than 30 days from the public hearing per 11-Z DCMR §§ 401.5 and 401.8
Z-401.1(e) - Reduced architectural plans, which plans shall be no larger than the tabloid size of eleven inches (11 in.) by seventeen inches (17 in.), that show the "north arrow" reading up, and that include a bar scale.	Case Record at Exhibits 3E1 - 3E2
Z-401.1(f) - A list of maps, plans, or other documents that are readily available to the general public and that will be offered into evidence.	Case Record at Exhibit 6
Z-401.1(g) - An estimate of the time required for the presentation of the petitioner's case, subject to the decision of the presiding officer as provided in Subtitle Z § 408.2	30 mins

## **B. Hearing Fee**

Pursuant to 11-Z DCMR § 1601.6, concurrent with this filing the Applicant will remit payment via check or credit card in the amount of \$10,641.80, which is the requisite hearing fee for this Application.

## **C. Conclusion**

The Applicant asks that the application be scheduled for a public hearing at the earliest possible public hearing date. Please feel free to contact Jeff Utz at (202) 721-1132 or Shane Dettman at (202) 721-1118 if you have any questions regarding this submission.

Sincerely,

/s/ Jeff Utz  
 \_\_\_\_\_  
 Jeff Utz

## CERTIFICATE OF SERVICE

I hereby certify that the enclosed prehearing statement and accompanying exhibits were sent to the following by email on June 4, 2025:

Jennifer Steingasser  
Joel Lawson  
Ron Barron  
Office of Planning  
[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)  
[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)  
[ron.barron1@dc.gov](mailto:ron.barron1@dc.gov)

Erkin Ozberk  
Noah Hagen  
District Department of Transportation  
[erkin.ozberk1@dc.gov](mailto:erkin.ozberk1@dc.gov)  
[noah.hagen@dc.gov](mailto:noah.hagen@dc.gov)

ANC 6C  
[6c@anc.dc.gov](mailto:6c@anc.dc.gov)

Tony Goodman, SMD 6C07  
[6c07@anc.dc.gov](mailto:6c07@anc.dc.gov)

ANC 5D  
[5d@anc.dc.gov](mailto:5d@anc.dc.gov)

Hector Arbuckle, SMD 5D01  
[5d01@anc.dc.gov](mailto:5d01@anc.dc.gov)

/s/ Shane L. Dettman  
Shane L. Dettman