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November 12, 2021

VIA IZIS

Zoning Commission for the
District of Columbia
441 4th Street, NW, Suite 210S
Washington, D.C. 20001

**Re: Z.C. Case No. 17-08A – Applicant’s Supplemental Filing
Modification of Significant to Approved Planned Unit Development
Square 5194, Lot 827 (formerly Lot 824)¹ (the “Property”)**

Dear Members of the Commission:

On behalf of Providence Place I, LP (the “Applicant”), in partnership with Progressive National Baptist Convention, Inc. (“PNBC”), the owner of the above-referenced Property, we hereby submit the attached materials, pursuant to 11-Z DCMR § 401.5, in advance of the public hearing scheduled for Zoning Commission Case No. 17-08A on December 2, 2021. These materials supplement the Applicant’s previous submissions to the Zoning Commission, including its initial application, dated June 28, 2021 (Exhibits 3 – 3I), and its Prehearing Statement, dated August 2, 2021 (Exhibits 13 – 13E).

The present application requests a modification of significance to the planned unit development (“PUD”) and related Zoning Map amendment (collectively, the “PUD”) approved pursuant to Z.C. Order No. 17-08. Specifically, the Applicant seeks flexibility from the 14-foot minimum vertical clearance requirement in Subtitle C § 905.2 to allow a proposed loading berth height of 12 feet, 6 inches.

Supplemental materials included herein:

- Illustrative section showing the proposed 12’-6” clearance below the structural drop panel (Tab A).

¹ The original PUD approval applied to Lot 824. Lot 824 was divided into two lots – 825, the PUD site, and Lot 826, the remainder of the Progressive National Baptist Convention campus. Lot 825 was subsequently divided into two lots – 827, which is the site of the apartment house, and Lot 828, which will be dedicated to the District for the 50th Street right-of-way. See D.C. Council Bill No. 24-0291.

Witnesses

As provided in Exhibits A and B to its Prehearing Statement, the witnesses that will testify in support of the application include Mr. William Fears of Torti Gallas + Partners, the architect for the PUD, and Mr. Erwin N. Andres of Gorove Slade, the Applicant’s proffered expert in urban transportation planning and traffic engineering. (See Exhibit 13A – 13B.)

Community Outreach


Finally, the Applicant is pleased to report that Advisory Neighborhood Commission (“ANC”) 7C voted unanimously to support the proposed PUD modification at its duly-noticed, regularly scheduled public meeting on Thursday, October 14, 2021. Also, the Applicant presented the request to the Deanwood Citizens Association Economic Development Committee on Sunday, September 26, 2021, as well as the ANC 7C Executive Committee on Thursday, September 30, 2021. The Applicant anticipates that the ANC will submit its letter of support into the public record prior to the date of public hearing.

Thank you for your consideration of these additional materials in advance of the December 2, 2021, public hearing.

Respectfully submitted,

HOLLAND & KNIGHT LLP


Leila M. Jackson Batties


Christopher S. Cohen

Encl.

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on November 12, 2021 a copy of the foregoing Supplemental Statement in support of Z.C. Case No. 17-08A was served upon the following via the means noted below:

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**VIA E-MAIL AND
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TAB A

