

# Holland & Knight

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February 15, 2018

## **VIA IZIS**

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

**Re: Petitioner's Prehearing Submission - Z.C. Case No. 17-27  
Zoning Map Amendment  
1125 Spring Road, NW (Square 2902, Lots 804 and 807)**

Dear Members of the Zoning Commission:

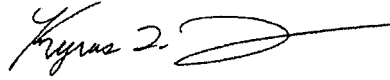
On behalf of Spring Flats MD, LLC (the "Petitioner"), and in accordance with the requirements of 11-Z DCMR § 501, enclosed are the following prehearing materials in support of the above-referenced rulemaking petition:

- Hearing fee calculator Form 116 and a check in the amount of \$13,000 made payable to the DC Treasurer (Exhibit A);
- List of witnesses and estimated time required for Petitioner's presentation (Exhibit B);
- Outlines of witness testimony and resumes for any witness that may be called as an expert (Exhibit C);
- List of maps, plans, or other documents readily available to the public, which may be offered as evidence (Exhibit D);
- Certification of compliance with the supplemental prehearing filing requirements of 11-Z DCMR § 501.1 (Exhibit E); and
- Although this Zoning Map amendment petition does not approve a specific project, attached as Exhibit F is a breakdown of the Median Family Income ("MFI") levels by unit type that will govern future development of the subject property.

Thank you for your continued review of this rulemaking petition. We look forward to the Commission's further review at a public hearing.

Respectfully submitted,

HOLLAND & KNIGHT LLP



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Kyrus L. Freeman  
Jessica R. Bloomfield

Enclosures

cc: Brandice Elliot, Office of Planning (w/encl., via email and hand delivery)  
Jonathan Rogers, District Dept. of Transportation (w/encl., via email and hand delivery)  
Advisory Neighborhood Commission 4C (*See Certificate of Service*)  
Commissioner Bennet Hilley, SMD 4C06 (w/encl., via email and U.S. Mail)  
Advisory Neighborhood Commission 1A (*See Certificate of Service*)  
Commissioner Sharon Farmer, SMD 1A07 (w/encl., via email and U.S. Mail)

**CERTIFICATE OF SERVICE**

I hereby certify that on February 15, 2018, a copy of the foregoing Prehearing Submission was served by electronic mail on the following, with hardcopies hand delivered on February 16, 2018.

Brandice Elliot  
District of Columbia Office of Planning  
1100 4<sup>th</sup> Street, SW, Suite 650E  
Washington, DC 20024


Via Email and Hand Delivery

Advisory Neighborhood Commission 4C  
P.O. Box 60847  
Washington, DC 20039-0847

Via U.S. Mail

Advisory Neighborhood Commission 1A  
3400 11<sup>th</sup> Street NW, Suite 200  
Washington, DC 20010

Via U.S. Mail

  
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Jessica R. Bloomfield