

October 22, 2021

VIA IZIS

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 19-29: Application of UM 1348 4th Street NE, LLC and 1250 4th ST NE LLC (the “**Applicant**”) for a new Consolidated PUD and related Zoning Map Amendment (the “**Application**”) for 1346-1348 4th Street, NE (Square 3587, Lots 3 and 7) (collectively, the “**Property**”) – **Pre-Hearing Statement**

Dear Chairman Hood and Commissioners:

On behalf of the Applicant, we submit this pre-hearing statement for the development of a mixed-use building with ground floor retail, PDR/maker, below-grade parking, and other neighborhood-serving uses and upper story residential uses (the “**Project**”).

This statement responds to the Commission’s comments on June 10, 2021 and October 14, 2021 and addresses comments and questions from the two reports filed by the Office of Planning (“**OP**”) at Exhibits 14 and 18 in this case. The following are attached to this statement:

- Exhibit A One-Page Summary of the Project
- Exhibit B-1 One-Page Summary of Responses to Zoning Commission Comments and the OP Reports
- Exhibit B-2 Detailed Summary of Responses to Zoning Commission Comments and the OP Reports
- Exhibit C Summary of Rooftop Use Special Exception and Flexibility
- Exhibit D Updated Certificate of Compliance
- Exhibit E Hearing Fee Calculation Form (*a check made payable to “DC Treasurer” in the amount of \$33,428.00 will be delivered to the Office of Zoning under separate cover*)
- Exhibit F Revised Plans and Drawings

The Applicant respectfully requests that the Office of Zoning schedule this Application for a public hearing at its earliest opportunity. Thank you for your attention to this statement.

Respectfully submitted,

/s/ Jeffrey C. Utz

/s/ David A. Lewis

Enclosures

Certificate of Service

I certify that on or before October 25, 2021 (except as noted below), I delivered a copy of the foregoing document and attachments via e-mail or first-class mail to the addresses listed below.

/s/ David A. Lewis
Attorney for the Applicant

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