

December 23, 2021

VIA IZIS

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

**Re: Applicant's Prehearing Submission – Z.C. Case No. 21-11
Zoning Map Amendment from the R-2 Zone to the RA-2 Zone
Square 1663, Lot 9**

Dear Members of the Commission:

In accordance with the supplemental filing requirements of Subtitle Z, Section 401 and on behalf of Abraham & Laura Lisner Home for Aged Women (the "Applicant"), we hereby submit the following and the attached materials in support of Z.C. Case No. 21-11 for a Zoning Map Amendment from the R-2 zone district to the RA-2 zone district (the "Application").

A. List of Witnesses Prepared to Testify on Behalf of the Applicant

The Applicant intends to call one or more of the following witnesses:

1. Matt Frumin, President, Lisner Home Board of Directors and/or other Board members and key staff., on behalf of the Applicant;
2. Michael Wiencek, Jr, President, Wiencek and Associates. The Applicant intends to proffer Mr. Wiencek as an expert witnesses in architecture.

B. Summary of Testimony of Witnesses or Reports and Area of Expertise

In accordance with Subtitle Z § 401.1(c) of the Zoning Regulations, outlines of testimony for all witnesses, and a complete and professional resume for any expert who may be called to testify at the public hearing are attached as Exhibit A.

C. Estimated of Time Required for Presentation of Applicant's Case

In accordance with Subtitle Z § 401.1(g) of the Zoning Regulations, the estimated time for the presentation of the Applicant's case is 30 minutes.

D. Names and Addresses of Owners of Property with 200 Feet of the Subject Property

In accordance with Subtitle Z § 401.3(a) a list of the names and addresses of all owners of property located within 200 feet of the Property is attached hereto as Exhibit B.

Conclusion

In conclusion, the forgoing Prehearing Statement along with the original application meets the filing requirements for a contested case Zoning Map amendment application, as required by Subtitle X, Chapter 5 and Subtitle Z of the Zoning Regulations.

We would appreciate the scheduling of a public hearing on this Application at the next available hearing date.

Sincerely,



Cynthia A. Giordano

Attachments

cc: Certificate of Service

EXHIBIT A

**BEFORE THE ZONING COMMISSION
FOR THE DISTRICT OF COLUMBIA
Z.C. CASE NO. 21-11**

Outlines of Witness Testimony

Matt Frumin, President, Lisner Board of Directors, on behalf of Applicant

- Lisner History and Future, Objectives of Rezoning
- Community outreach and engagement with Advisory Neighborhood Commission 3E
- Support for rezoning

Michael Wiencek, Jr, President, Wiencek and Associates

- Comparisons between existing and proposed zoning
- Analysis of consistencies with Comprehensive Plan



Michael A. Wiencek, Jr.

FAIA, NCARB, LEED AP BD+C
President

Experience

EDUCATION:

Bachelor of Architecture, 1978
(summa cum laude)
Bachelor of Science, 1977, Urban
Design (summa cum laude)

REGISTRATIONS:

Maryland, District of Columbia,
Virginia, Delaware, Pennsylvania,
New Jersey, North Carolina, Florida
and Texas
LEED Accredited Professional BD+C

AFFILIATIONS:

National & District of Columbia
Chapters of the AIA
Urban Land Institute
Urban Land Institute Affordable
Housing Committee
Coalition for Nonprofit Housing and
Economic Development
National Trust for Historic
Preservation
DC Historic Preservation Office
Maryland Historic Trust
District of Columbia, Green Building
Task Force
Metropolitan Washington Council of
Governments Panel
City of Gaithersburg Historic
Preservation Advisory Committee
(Past Vice-Chairman)
Board of the Maryland Association of
Historic District Commissions
Open Door Housing Fund Finance
Committee
Housing Opportunities Commission
of Montgomery County, MD

Mr. Wiencek was elected to the AIA Fellowship Program in 2016 - *"The FAIA recognizes the achievements of the architect as an individual, but also honors before the public and the profession a model architect who has made a significant contribution to architecture and society on a national level."*

Mr. Wiencek is a recognized expert in master planning and designing complex, urban multifamily, community, and supportive services projects in tight settings. These have often involved integration of new building elements with the existing built environment. Working on a vast array of project types over the last 40+ years, he has successfully navigated projects through all phases of planning, design, and construction, including site investigations, programming, planning, design, construction documents, specifications, bid document development, permitting, and construction administration. His philosophy is one of team building and success for all involved. This approach has allowed him and his firm to maintain strong working relationships with public agencies, clients, contractors, consultants, and stakeholders, many of whom have worked with the firm throughout its existence.

His firms' 33+ years of successes are a direct result of his ability to combine expertise and attention to detail without sacrificing the quality of service he provides to his clients within the increasingly strict demands of schedule, regulations, and cost.

Mr. Wiencek is sought after on complex projects, where others see only blight. He has the unique ability to recognize problems and challenges and envisions the small-scale movements and large-scale master planning gestures that will have the greatest impact. He has lead teams on the design of over 85,000 multi-family housing units in approximately 500 projects, earning over 150 awards. Numerous of these being affordable or historic projects involving Low-Income Tax Credits requiring the approval of local, state and Federal authorities.

A short list of his recent projects includes:

- Carl F West, Washington, DC - A new 180-unit independent senior community that includes 10,000 SF of commercial office and 90 spaces of underground parking. The 240,000 GSF project will meet Enterprise Green Communities.
- The Sheridan at Severna, Severna Park, MD - a new 68,000 GSF community with 84 Assisted Living and 18 Memory Care units.
- SOME Conway Center, Washington, DC - A new 202-unit mixed use community that features affordable housing for homeless, families in transition and permanent homes for very low-income families, a medical & dental center, employment training center, and offices. The 320,000 GSF project is LEED Gold certified.
- Lewinsville Senior Housing, McLean, VA - A new independent, active senior housing apartment community includes a mixture of one- and two-bedroom units with a grand entry area and amenity filled common spaces, as well as beautiful outdoor walking path and gardens..
- Eager Street, Baltimore, MD - 246-units of market-rate housing consisting of 218 units in a 6-story mid-rise and 28 stacked townhomes.
- Reid Senior Housing, Glenn Dale, MD - A new affordable 252-unit independent senior housing community with a 10,000 SF community center situated on 10 acres wooded lot.
- SkyHouse, Washington, DC - Adaptive reuse of two 12-story office buildings, gutted and completely reskinned, transformed into amenity rich, luxury flats for the urban professional. Wonderful open lobbies, world class gym and high-energy interactive spaces, swimming pool on each roof, rolling kitchen islands, wood barn doors, turning SkyHouse into the one of the City's most fashionable addresses.



Wiencek + Associates Architects + Planners DC, LLP
1100 Vermont Avenue, NW
Eighth Floor
Washington, DC 20005
+1 202 349 0742

Design Empowering People.

wiencek-associates.com

EXHIBIT B

Newman, Philip B And Scheetz, Lori E
4205 Military Rd NW
Washington, DC 20015-2954

Kuhn, Betsey A And Steven T
4211 Military Rd NW
Washington, DC 20015-2954

Jeong, Yujin
4301 Military Rd NW # 101
Washington, DC 20015-2021-2021

Abraham And Laura Lisner Home
for Aged Women
5425 Western Ave NW
Washington, DC 20015-2931

Ollee Laura And Peter
4201 Military Rd NW
Washington, DC 20015-2954

Newman, Philip B And Scheetz, Lori E
4205 Military Rd NW
Washington, DC 20015-2954

102 Military Road LLC
15215 Shady Grove Rd Ste 201
Rockville MD 20850-6207

Friendship Children's Center, Inc
5411 Western Ave NW
Washington, DC 20015-2931

Cooke Seals, Linda D
4301 Military Rd NW # 103
Washington, DC 20015-2021

Sugrue, Rosemary M
4301 Military Rd NW # 104
Washington, DC 20015-2021

Schultz, Dianne
4301 Military Rd NW # 105
Washington, DC 20015

David S Tatel Trustee
4301 Military Rd NW # 106
Washington, DC 20015-2021

Mazurkevich, Aksana And Mikalai M
4301 Military Rd NW # 107
Washington, DC 20015-2021

Lundebye, Helen
4301 Military Rd NW # 108
Washington, DC 20015-2021

Wides, Burton V And Louise D
4301 Military Rd NW # 109
Washington, DC 20015-2021

Prince, Sarita P
4301 Military Rd NW # 111
Washington, DC 20015-2021

Malik, Kamran
4301 Military Rd NW # 212
Washington, DC 20015-2021

Barbara H Rapaport Trustee
4301 Military Rd NW # 301
Washington, DC 20015-2021

James Howard Jones Trustee
4301 Military Rd NW # 303
Washington, DC 20015-2021

Van Bochove, Sandra E
9808 Old Spring Rd
Kensington MD 20895-3245

Lee, Barbara A
4301 Military Rd NW # 307
Washington, DC 20015-2021

Balderrama, Fernando
4301 Military Rd NW # 110
Washington, DC 20015-2021

Wekepeke DC LLC
150 Cattle Landing Rd
Meredith, NH 03253-6908

Landy, Michael
4301 Military Rd NW # 213
Washington, DC 20015-2021

Jaleh Hafizi Trustee
4301 Military Rd NW # 302
Washington, DC 20015-2021

Burton, Evelyn
9808 Old Spring Rd
Kensington MD 20895-3245

Bouchair, Jamel
4301 Military Rd NW # 306
Washington, DC 20015-2021

Fields, Roger A
8 Rustic Pines
Pittsford, NY 14534-2324

Benjamin, Michael S
4301 Military Rd NW # 309
Washington, DC 20015-2021

Bechhoefer, Ina S
4301 Military Rd NW # 310
Washington, DC 20015-2021

Mara R Rosenberg Trustee
4301 Military Rd NW # 311
Washington, DC 20015-2021

Alan F Shaffer Trustee
4301 Military Rd NW # 312
Washington, DC 20015-2021

Honold, Daniel
4301 Military Rd NW # 313
Washington, DC 20015-2021

Lees Holdings Company LLC
6992 Columbia Gateway Dr Ste # 200
Columbia, MD 21046-2986

Balu, Silu
4301 Military Rd NW # 315
Washington, DC 20015-2021

Lasner, Richard F
4301 Military Rd NW # 401
Washington, DC 20015-2021

Gordhan Hirani Trustee
36 Andrews Farm Rd
Greenwich, CT 06831-3100

Almutairi, Amer A
4301 Military Rd NW # 403
Washington, DC 20015-2021

404 Chase Point LLC
c/o Davis, Floyd
1629 K St NW Ste 900
Washington, DC 20006-1638

Brondolo, John D
4301 Military Rd NW # 405
Washington, DC 20015-2021

Kupratty, Mercedes C
4301 Military Rd NW # 406
Washington, DC 20015-2021

Mary Margaret O'Neil, Trustee
4301 Military Rd NW # 407
Washington, DC 20015-2021

Eirich, Elizabeth M
4301 Military Rd NW # 408
Washington, DC 20015-2021

Cain, Adriana C
4301 Military Rd NW # 409
Washington, DC 20015-2021

Quinn, Edward J
4301 Military Rd NW # 410
Washington, DC 20015-2021

Pian, Leeping
4301 Military Rd NW # 411
Washington, DC 20015-2021

Obioha, Charles A
10721 Ardnave Pl
Potoma,c MD 20854-1261

Goekjian, Jacqueline M
4615 Alton Pl NW
Washington, DC 20016-2039

ADCox, Rachel J
4301 Military Rd NW # 414
Washington, DC 20015-2021

Caffee, Susan S
4301 Military Rd NW # 415
Washington, DC 20015-2021

Saleh, Ahmed A
4301 Military Rd NW # 501
Washington, DC 20015-2021

Donna P Kozuch Trustee
2801 New Mexico Ave NW, Unit 1110
Washington, DC 20007-3921

Maxine Andewelt Trustee
4301 Military Rd NW # 503
Washington, DC 20015-2021

Niyogi, Nivedita S
4301 Military Rd NW # 504
Washington, DC 20015-2021

Timothy F Campbell Trustee
Po Box 505
Breckenridge CO 80424-0505

Barkett, Trang
4301 Military Rd NW # 506
Washington, DC 20015-2021

Nakamae, Noriko
4301 Military Rd NW # 507
Washington, DC 20015-2021

Hasan, Aseya
4301 Military Rd NW # 508
Washington, DC 20015-2021

Singh, Sonita
4301 Military Rd NW # 509
Washington, DC 20015-2021

Gandhi, Natwar M
4301 Military Rd NW # 510
Washington, DC 20015-2021

Jamieson, Nigel
11604 Mirror Pond CT
Fulton, MD 20759-2306

Isis S Hannallah, Trustee
4301 Military Rd NW # 512
Washington, DC 20015-2021

Michopoulos, Athina
4301 Military Rd NW # 513
Washington, DC 20015-2021

Smith, Joan B
4301 Military Rd NW # 514
Washington, DC 20015-2021

Dickinson, Martin H
4301 Military Rd NW # 515
Washington, DC 20015-2021

Curtin, Kathleen G
4301 Military Rd NW # 601
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Mridula P Edward Trustee
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Momtaz Wassef, Trustee
4301 Military Rd NW # 605
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Choroser, David M
1237 Dixon Ln
Rydal, PA 19046-1803

Diane M. Pappas/Peter G. Pappas
300 White Banks Lane
Centreville, MD 21617-1834

Cagatay Koc
4301 Military Rd NW, # 202
Washington, DC 20015-2021

Christina E. Fahmy
4301 Military Rd NW, # 203
Washington, DC 20015—2021

Helen J. Huriaux
Richard D. Huriaux
4301 Military Rd NW, # 204
Washington, DC 20015-2021

Gordon H. Shufelt/Susan L. Shufelt
4301 Military Rd NW, # 205
Washington, DC 20015—2021

Tae Wook Choe
7703 Glendale Road
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Nadereh Poumand
4301 Military Rd NW, # 207
Washington, DC 20015—2021

Ali Amin/Atousa A. Tehrani/Kobra M. Tehrani
4301 Military Rd NW, # 208
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4301 Military Rd NW, # 210
Washington, DC 20015-2021

David Basch, Trustee
4301 Military Rd NW, # 211
Washington, DC 20015-2021

Kamran Malik/Shazia Malik
4301 Military Rd NW, # Unit 212
Washington, DC 20015-2021

Michael Landy/Sara Landy
4301 Military Rd NW, # 213
Washington, DC 20015

Preston, Jan
4301 Military Rd NW # 607
Washington, DC 20015-2021

Mina Dargahi Ghassabeth, Trustee
6001 Highland Drive
Chevy Chase, MD 20815-6611

Haksal, Mehmet E
4301 Military Rd NW # 609
Washington, DC 20015-2021

Kathryn Hogan Didden, Trustee
4301 Military Rd NW # 610
Washington, DC 20015-2021

Mague, Anthony D/Morales, Aixa Y
4301 Military Rd NW # 611
Washington, DC 20015-2021

Wray, Walter W
4301 Military Rd NW # 612
Washington, DC 20015-2021

Levine, Shelley R
4301 Military Rd NW # 613
Washington, DC 20015-2021

Brach, Ann M
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Hessamfar, Afsaneh/Pooya, Mehran
5630 Wisconsin Avenue, Unit 1401
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Quinn, Edward J/Quinn, Kathleen R
4301 Military Rd NW # 701
Washington, DC 20015-2021

Mei-Ling, Trustee
4301 Military Rd NW # 702
Washington, DC 20015-2021

Snowden-Andrew, Juliane M
4301 Military Rd NW # 703
Washington, DC 20015-2021

Saleh, Ahmed Ali
4301 Military Rd NW # 501
Washington, DC 20015-2021

Eleanor D Snyder, Trustee
4301 Military Rd NW # 705
Washington, DC 20015-2021

Saleh, Almed A
4301 Military Rd NW # 501
Washington, DC 20015-2021

Workman, Frank A/Workman, Helaine
4301 Military Rd NW # 707
Washington, DC 20015-2021

Margolius, Philip N
4301 Military Rd NW # 710
Washington, DC 20015-2021

Mary Hale Corkran, Trustee
4301 Military Rd NW # 709
Washington, DC 20015-2021

Golden, Kathleen S/Golden, Terence
C 400 Alton Road, # 2306
Miami Beach, FL 33139-6749

Aquarius Operation Limited
PO Box 25364
Miami, FL 33102-5364

Auerbach, Lena F/Samuels, Michael A
4301 Military Rd NW # PH3
Washington, DC 20015-2021

Wekepeke DC LLC
4301 Military Rd NW # PH2
Washington, DC 20015-2021

Ibarado, Ana Maria R
4301 Military Rd NW # PH5
Washington, DC 20015-2021

Alhashim, Parisa
10450 Wilshire Blvd , Unit 4F
Los Angeles, CA 90024-4638

Richard A Steinwurtzel, Trustee 4301
Military Rd NW # PH7 Washington,
DC 20015-2021

Maureen J Jannini, Trustee
Michael E Jannini, Trustee
4301 Military Rd NW # PH6
Washington, DC 20015-2021

Freygang, Heide P
4301 Military Rd NW # PH9
Washington, DC 20015-2021

Goodman, John
4301 Military Rd NW # PH8
Washington, DC 20015-2021

Cook, Bruce S/Cook, Eileen N 4301
Military Rd NW # PH10 Washington,
DC 20015-2021

Kuhn, Betsey A and Steven T 4211
Military Rd NW Washington DC
20015-2954

Newman, Philip B/Scheetz, Lori E
4205 Military Rd NW Washington DC
20015-2954

Olle, Laura N and Olle, Peter J 4201
Military Rd NW Washington DC
20015-2954

REBOLD HAZEL F
4228 MILITARY RD NW
WASHINGTON DC 20015-2933

SEVASTOPULO, DEMETRIUS G
TAKEBE, MISA
5360 42ND PL NW
WASHINGTON DC 20015-1936

GREENBERG, SALLY J
SMITH, ABBE
5354 42ND PL NW
WASHINGTON DC 20015-1936

GUARDADO, BIANCA and OSCAR
4208 MILITARY RD NW
WASHINGTON DC 20015-2955

PAI, ELYSE/PAI, JAMES
4200 MILITARY RD NW
WASHINGTON DC 20015-2955

ASSAD, ALICIA B
BIGIO, ANTHONY G
5344 42ND ST NW
WASHINGTON DC 20015-1934

COLEMAN, MICHELE D
4224 MILITARY RD NW
WASHINGTON DC 20015-2933

JOHN P PETROFSKY TRUSTEE
LAURA K CHANG TRUSTEE
5347 43RD ST NW
WASHINGTON DC 20015-2007

SCANLON, SHARON A
SCHWARTZ, MICHAEL J
5358 42ND PL NW
WASHINGTON DC 20015-1936

LEWIS, CAROLE B
5343 43RD ST NW
WASHINGTON DC 20015-2007

SHU JING PHUA
5339 42ND PL NW
WASHINGTON DC 20015-1935

KNECHT, VANESSA A
5346 42ND ST NW
WASHINGTON DC 20015-1934

BIANCHI, ASHLEY C and DOMINIC L
5342 42ND ST NW
WASHINGTON DC 20015-1934

JOHN P PETROFSKY TRUSTEE
LAURA K CHANG TRUSTEE
5347 43RD ST NW
WASHINGTON DC 20015-2007

DISTRICT OF COLUMBIA
2000 14TH ST NW 8TH FLOOR
WASHINGTON DC 20009-4487

KRUPKA, CATHERINE
5411 42ND ST NW
WASHINGTON DC 20015-2913

BLACK, DAVID/HARRIS-BLACK, HOPE
4125 MILITARY RD NW
WASHINGTON DC 20015-2929

HAGERUP, KATHLEEN M/ STEFAN A
4130 LEGATION ST NW
WASHINGTON DC 20015-2920

JEFFREY L FOX TRUSTEE
MARGARET G MELLON TRUSTEE
5417 42ND ST NW
WASHINGTON DC 20015-2913

HEMBERGER, SUZETTE M
SMITH, JAY T
5415 42ND ST NW
WASHINGTON DC 20015-2913

LIU, BARBARA M/ KORBIN
5439 42ND ST NW
WASHINGTON DC 20015-2960

LOVE, ALEXANDER R and M M
5443 42ND ST NW
WASHINGTON DC 20015-2960

DZUBOW, JASON A/ REBECCA C
5447 42ND ST NW
WASHINGTON DC 20015-2960

HOLLAND, PHILIP P
LAWRENCE, MICHAEL G
5451 42ND ST NW
WASHINGTON DC 20015-2960

GEARY, WILLIAM
5440 41ST PL NW
WASHINGTON DC 20015-2911

DREBEN, R
5434 41ST PL NW
WASHINGTON DC 20015-2911

BERGMANN, SARAH N
5430 41ST PL NW
WASHINGTON DC 20015-2911

AILEEN ARMSTRONG MURCK TRUSTEE
WILLIAM W MURCK TRUSTEE
5431 41ST PL NW
WASHINGTON DC 20015-2911

FILMER, DEON P/MCKERNAN, SIGNE-MARY
4115 LEGATION ST NW
WASHINGTON DC 20015-2919

DISTRICT OF COLUMBIA
2000 14TH ST NW, 8TH FLOOR
WASHINGTON DC 20009-4487

REMIZOV, OLEG/REMIZOVA, ANNA
4130 MILITARY RD NW
WASHINGTON DC 20015-2932

MURPHY, B/SLAVIN, K
4132 MILITARY RD NW
WASHINGTON DC 20015-2932

BALDWIN, SALLY/THOMSON, DESSON
4126 MILITARY RD NW
WASHINGTON DC 20015-2932

LEE, JENNIE Y/LEE, RAYMOND K
4128 MILITARY RD NW
WASHINGTON DC 20015-2932

CERTIFICATE OF SERVICE

I hereby certify that, on December 23, 2021, a copy of the foregoing Prehearing Submission filed in support of an application for a Zoning Map amendment, which has been designated as Z.C.Case No. 21-11, was served upon the following:

1. **D.C. Office of Planning**
Mr. Jonathan Kirschenbaum, AICP, Development Review Specialist
via Email: Jonathan.Kirschenbaum@dc.gov

2. **District Department of Transportation**
Mr. Jonathan Rogers, DDOT
Mr. Aaron Zimmerman, DDOT
via Email: jonathan.rogers2@dc.gov
aaron.zimmerman@dc.gov

3. **Neighborhood Commission 3E**
via Email: 3E@anc.dc.gov

4. **Advisory Neighborhood Commission SMD Tom Quinn**
via Email: 3E04@anc.dc.gov



Cynthia A. Giordano
Saul Ewing Arnstein & Lehr, LLP