

February 16, 2022

VIA IZIS

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

**Re: Z.C. Case No. 21-11; Abraham & Laura Lisner Home for Aged Women;
Applicant Request to Amend its R-2 to RA-2 Zoning Map Amendment
Application**

Dear Members of the Commission:

On behalf of the Applicant, the Abraham & Laura Lisner Home for Aged Women, we are amending the subject map amendment application to limit the area to be rezoned to the land area which the Applicant is seeking to develop in the short term with an affordable senior housing project. The attached exhibit shows the revised rezoning scheme and a survey with more precise boundaries will follow shortly. The revised rezoning area also includes a 10 foot wide strip of land along the Western Avenue frontage of the Property to connect the proposed RA-2 area with the existing RA-2 zone to the west.

This change is being made in response to community concerns about the amount of density which may be permitted as a matter-of-right if the entire Property were to be rezoned. Neighbors and the ANC have expressed a desire that the map amendment be tailored to accommodate the project currently under consideration. The Applicant has agreed to limit its current map amendment application at this time. If, at a future date the Applicant seeks to add density on the balance of the Property over what would be allowed under its current zoning, it will pursue a map amendment and engage in other necessary planning processes relating to such a proposal at that time.

Given the urgent need for affordable senior housing in the City and Ward 3 in particular, the Applicant seeks to retain its originally scheduled March 17th public hearing date. Given that the rezoning area is being reduced and the community, including ANC 3E, suggested and have been apprised of this change, a hearing delay is neither warranted or prejudicial to adequate public notice and participation.

1919 Pennsylvania Avenue, N.W. ♦ Suite 550 ♦ Washington 20006-3434
Phone: (202) 333-8800 ♦ Fax: (202) 337-6065

Thank you in advance to your consideration of this matter.

Sincerely,



Cynthia A. Giordano

Attachments

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that, on February __, 2022, a copy of the foregoing Amendment to the Applicant's Map Amendment Application 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

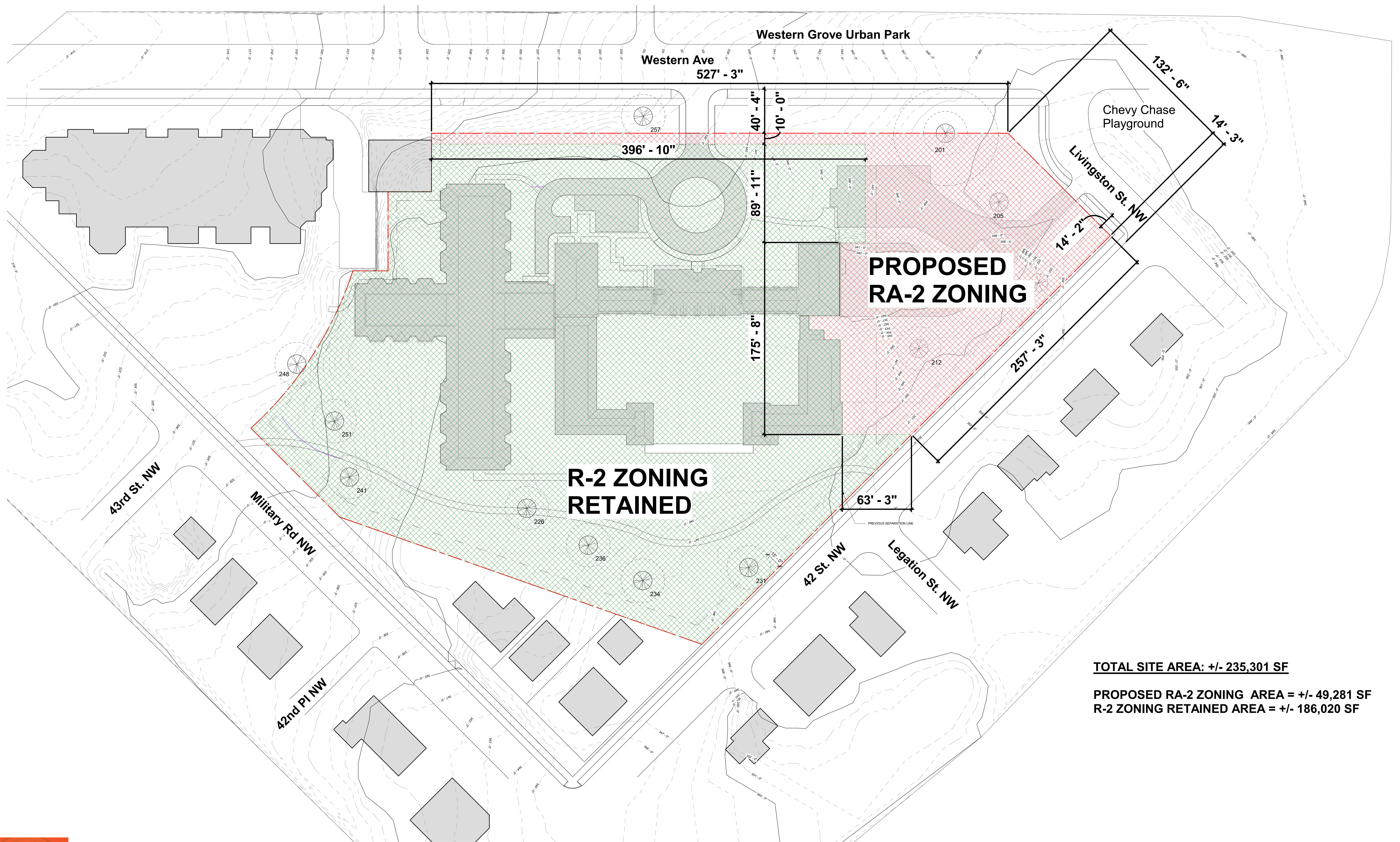
4. **Advisory Neighborhood Commission SMD Tom Quinn**
via Email: 3E04@anc.dc.gov

5. **Laurence J. Freeman**
4104 Legation Street, NW
Washington, DC 20015

6. **Suzette Hemberger**
5415 42nd Street, NW
Washington, DC 20015



Cynthia A. Giordano
Saul Ewing Arnstein & Lehr, LLP



TOTAL SITE AREA: +/- 235,301 SF

PROPOSED RA-2 ZONING AREA = +/- 49,281 SF
R-2 ZONING RETAINED AREA = +/- 186,020 SF



MAP AMENDMENT REVISION

LISNER LOUISE DICKSON HURT HOME
FEBRUARY 15TH, 2022