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August 6, 2024

VIA IZIS

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

**Re: Z.C. Case No. 24-05 – The Bennett Corporation
Map Amendment from MU-3A to MU-2
700 Monroe St., NE (Sq. 3657, Lots 827 and 831)**

Dear Members of the Commission:

On behalf of The Bennett Corporation (the “Applicant”), and pursuant to 11-Z DCMR § 401.5, we respectfully submit this letter not less than thirty (30) days prior to the public hearing. The public hearing for this application is scheduled for September 5, 2024.

The Applicant’s prior filings are summarized below:

- Statement in Support (Ex. 3): The Statement in Support provides an evaluation of the proposed Zoning Map Amendment’s (the “Application”) compliance with the standard of review outlined in 11-X DCMR § 500.3. Further, the Statement in Support includes an analysis of the Application’s consistency with the Comprehensive Plan. See Ex. 3E.
- Prehearing Statement (Ex. 15): The Prehearing Statement contains the supplemental filing requirements of 11-Z DCMR § 401.

As evidenced by the report and letter submitted at Ex. 11 and Ex. 12 in the case record, ANC 5F voted unanimously to support the Application at its public meeting on May 5, 2024, and the Edgewood Civic Association voted to support the Application at its public meeting on February 26, 2024, respectively.

The Applicant believes the record is complete in advance of the public hearing. We look forward to the Commission's consideration of the Application at the public hearing scheduled for September 5, 2024. Should the Commission have any questions or need additional information, please do not hesitate to have Office of Zoning staff contact us.

Respectfully submitted,

HOLLAND & KNIGHT LLP

s/ Kyrus L. Freeman

Kyrus L. Freeman

John T. Oliver

Enclosures

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that, on August 6, 2024, a copy of the foregoing correspondence filed by the Applicant in Z.C. Case No. 24-05 was served upon the following via electronic mail:

D.C. Office of Planning

Ms. Jennifer Steingasser	<i>jennifer.steingasser@dc.gov</i>
Mr. Joel Lawson	<i>joel.lawson@dc.gov</i>
Ms. Karen Thomas	<i>karen.thomas@dc.gov</i>

District Department of Transportation

Mr. Erkin Ozberk	<i>erkin.ozberk1@dc.gov</i>
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ANC 5F

Full ANC:	<i>5F@anc.dc.gov</i>
ANC 5F Chair:	<i>5F05@anc.dc.gov</i>
SMD Representative:	<i>5F02@anc.dc.gov</i>

s/ John T. Oliver _____
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