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November 20, 2024

VIA IZIS

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

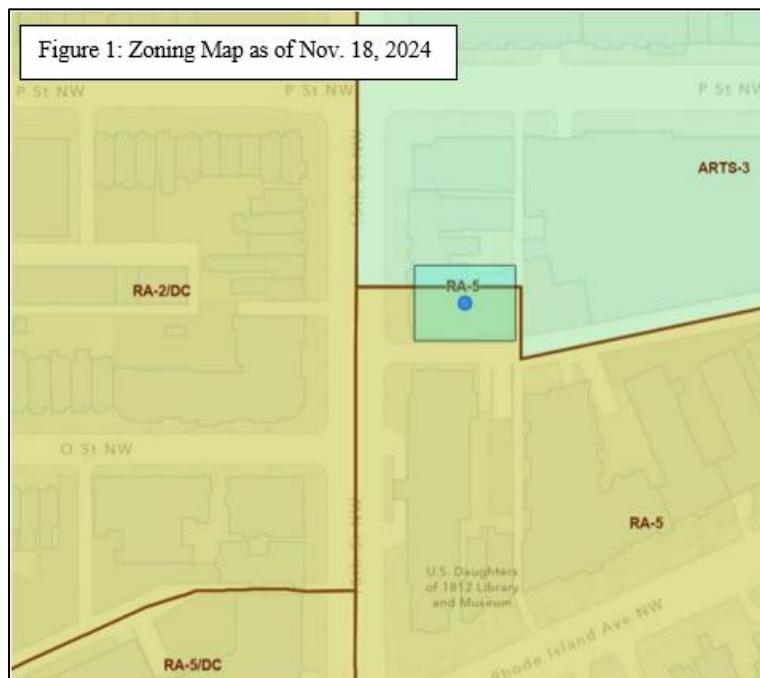
**Re: Z.C. Case No. 24-16 – Zoning Map Amendment from RA-5 to ARTS-3
Grace Reformed Church
1401-1405 15th Street, NW (Square 210, Lot 827)**

Dear Members of the Commission:

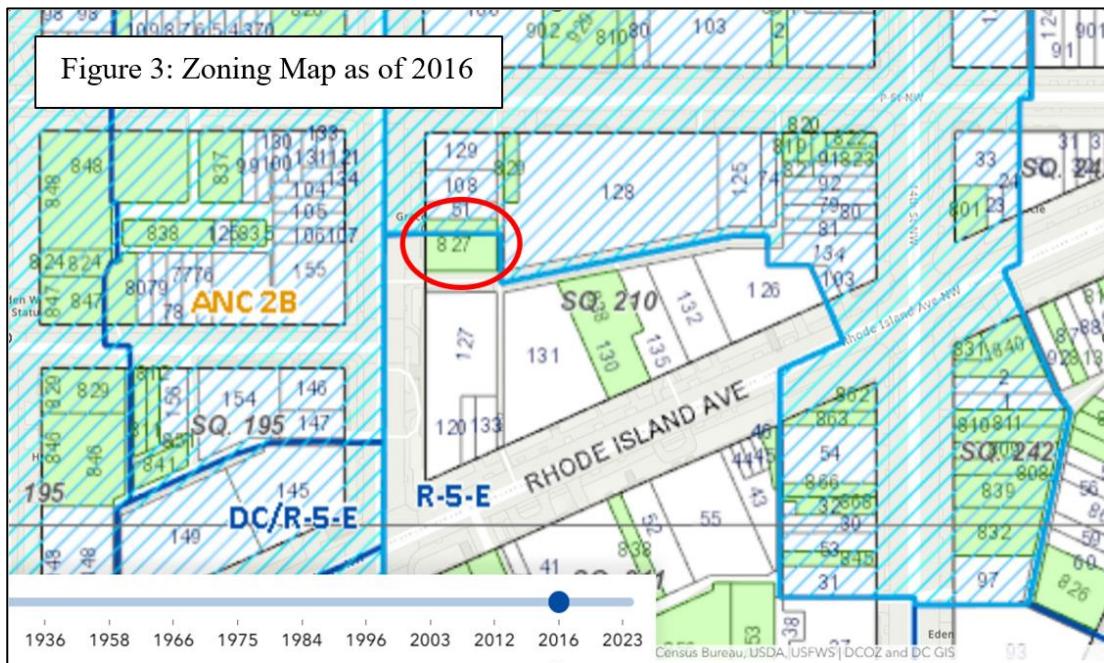
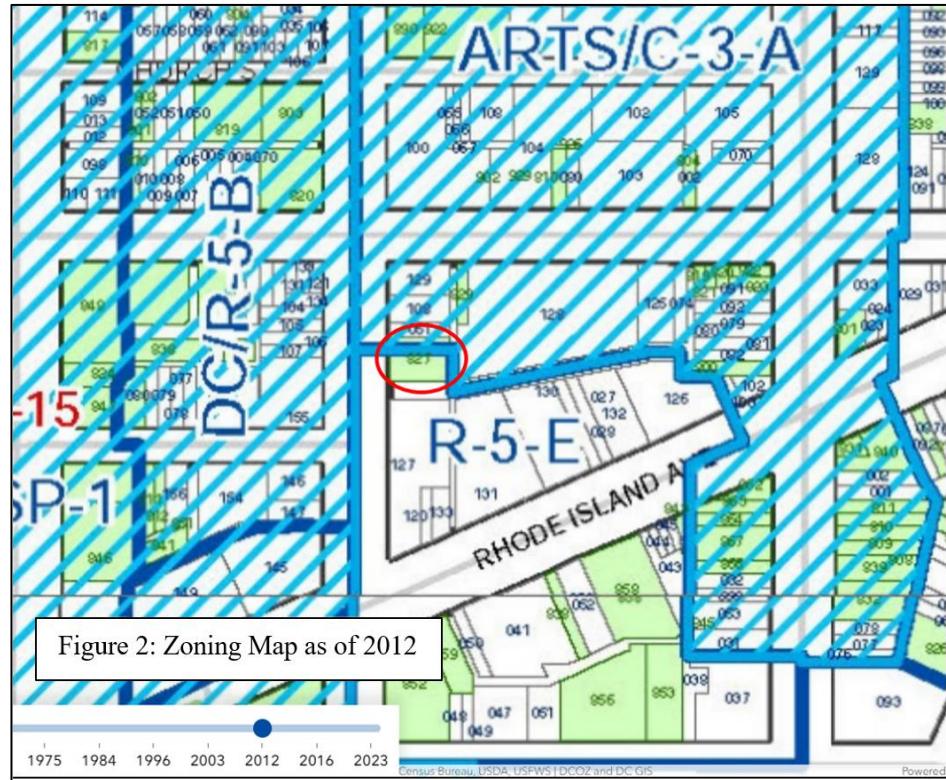
On behalf of MR 1401 15th Street Retail LLC (the “Applicant”), the contract purchaser of property located at 1401-1405 15th Street, NW (Square 210, Lot 827) (the “Property”), we hereby submit this letter to update the application materials filed on November 18, 2024 (Exhibits 1-3L in the record of Z.C. Case No. 24-16).

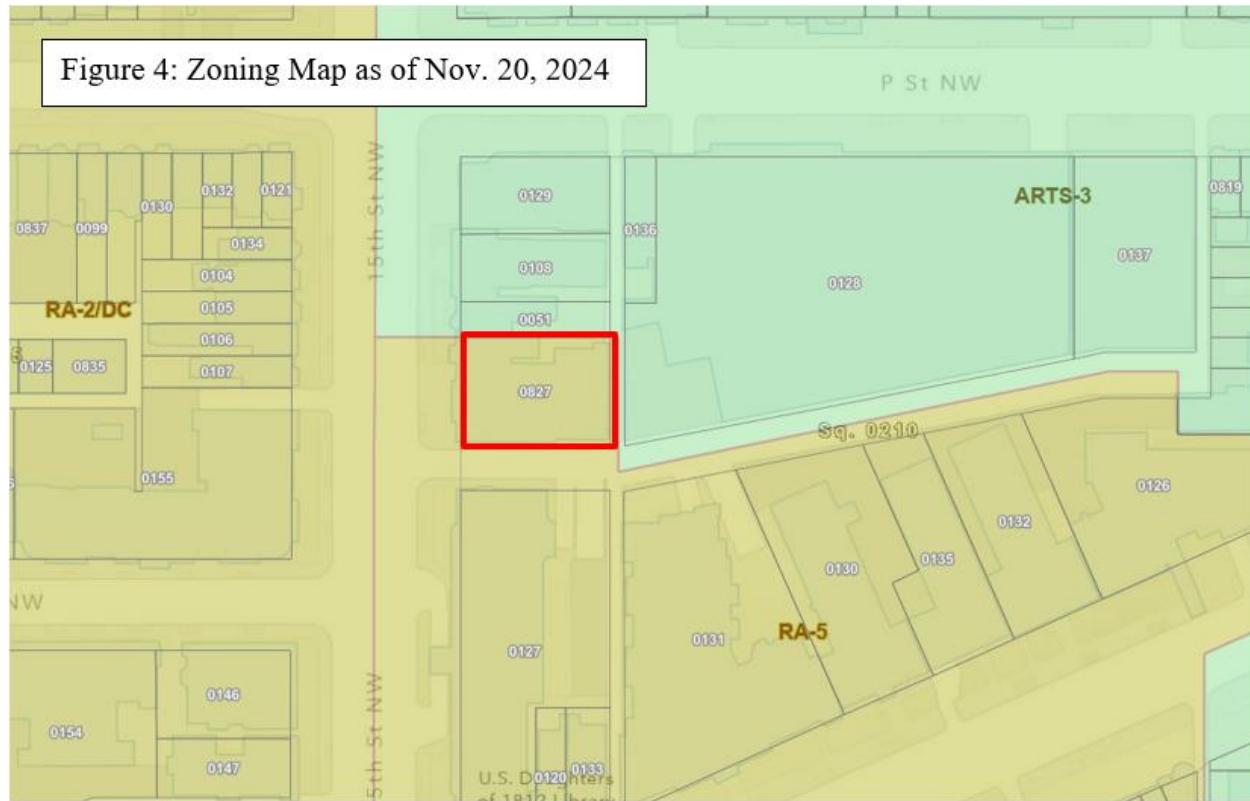
At the time the application was filed, the Official District of Columbia Zoning Map (the “Zoning Map”) showed that the Property was split-zoned, with the southern portion of the Property zoned RA-5 and the northern portion of the Property zoned ARTS-3. *See Figure 1*. Accordingly, the Applicant requested a Zoning Map amendment to rezone the southern portion of the Property from the RA-5 zone to the ARTS-3 zone.

On November 19, 2024, the Applicant was informed by the Office of Zoning that the Zoning Map incorrectly showed the Property as split-zoned, and that entire Property is zoned RA-5. **Accordingly, this letter is intended to update the application to correctly request that the entire Property be rezoned from the RA-5 zone to the ARTS-3 zone.**



In reviewing historic Zoning Maps on the Office of Zoning's website, the Applicant agrees with the Office of Zoning that the Zoning Map incorrectly showed the Property as being split-zoned. In fact, the Zoning Map has incorrectly shown the Property as being split-zoned since at least 2012. See Figures 2 and 3. As of the date of this letter, the Office of Zoning has updated the Zoning Map to correctly show the Property as zoned RA-5 in its entirety. See Figure 4.





Accordingly, we respectfully submit this update to the application materials previously filed to request a Zoning Map amendment for the entire Property from the RA-5 zone to the ARTS-3 zone. The Applicant will supplement the case record to ensure that all materials correctly state the revised request.

We appreciate the Commission's attention of this matter. Should you have any questions or concerns, please do not hesitate to have Office of Zoning staff contact us directly.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:

Christine Shiker

Christine M. Shiker

By:

Jessica Bloomfield

Jessica R. Bloomfield

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on November 20, 2024, a copy of the foregoing letter was served upon the following:

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