

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Christine M. Shiker  
202.457.7167  
[christine.shiker@hklaw.com](mailto:christine.shiker@hklaw.com)

Jessica R. Bloomfield  
202.469.5272  
[jessica.bloomfield@hklaw.com](mailto:jessica.bloomfield@hklaw.com)

December 2, 2024

## **VIA IZIS**

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

**Re: Revised Application for a Zoning Map Amendment: 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 the attached revised application for approval of a Zoning Map amendment from the RA-5 zone to the ARTS-3 zone at the Property.

The Applicant originally filed the application on November 18, 2024. At that time, 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. 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 revised application is intended to replace and supersede the application materials previously submitted to the case record to correctly request that the entire Property be rezoned from the RA-5 zone to the ARTS-3 zone.

The revised application materials satisfy the filing requirements set forth in Subtitle Z § 304 of the Zoning Regulations of the District of Columbia (the “Zoning Regulations”). A check made payable to the D.C. Treasurer for \$650.00, which represents the filing fee for a contested case map amendment pursuant to Subtitle Z § 1600.3 of the Zoning Regulations, has already been delivered to the Office of Zoning.

We appreciate the Commission's consideration 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

Attachments

cc: Certificate of Service

## **CERTIFICATE OF SERVICE**

I hereby certify that on December 2, 2024, a copy of the foregoing cover letter and the attached revised Zoning Map amendment application was served upon the following:

### **District of Columbia Office of Planning**

Jennifer Steingasser  
[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)

Joel Lawson  
[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)

### **District Department of Transportation**

Erkin Ozberk  
[erkin.ozberk1@dc.gov](mailto:erkin.ozberk1@dc.gov)

### **Advisory Neighborhood Commission 2F**

[2F@anc.dc.gov](mailto:2F@anc.dc.gov)

Commissioner Joe Florio  
ANC 2F03 and ANC 2F Chair  
[2F03@anc.dc.gov](mailto:2F03@anc.dc.gov)

### **Advisory Neighborhood Commission 2B**

[2B@anc.dc.gov](mailto:2B@anc.dc.gov)

Commissioner Meg Roggensack  
ANC 2B Chair  
[2B01@anc.dc.gov](mailto:2B01@anc.dc.gov)

  
Jessica R. Bloomfield