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March 17, 2025

VIA IZIS

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

**Re: Prehearing Submission - Z.C. Case No. 24-16
Zoning Map Amendment from the RA-5 Zone to the ARTS-3 Zone
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 Prehearing Statement in support of an application for a Zoning Map amendment from the RA-5 zone to the ARTS-3 zone at the Property.

The materials attached hereto satisfy the applicable requirements set forth in Subtitle Z of the Zoning Regulations. A check made payable to the D.C. Treasurer for \$3,250, which represents the required hearing fee pursuant to Subtitle Z § 1601, will be delivered to the Office of Zoning.

We respectfully request that the Office of Zoning schedule a public hearing for the application on the earliest available date.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Christine M. Shiker


Jessica R. Bloomfield

Attachments

cc: Certificate of Service

ZONING COMMISSION
District of Columbia
CASE NO.24-16
EXHIBIT NO.15

CERTIFICATE OF SERVICE

I hereby certify that on March 17, 2025, a copy of the Applicant's Prehearing Submission was served upon the following via email:

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