

# Holland & Knight

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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.

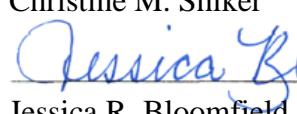
We respectfully request that the Office of Zoning schedule a public hearing for the application on the earliest available date.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:

  
Christine M. Shiker

  
Jessica R. Bloomfield

Attachments

cc: Certificate of Service

## **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:

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

Jennifer Steingasser  
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### **District Department of Transportation**

Erkin Ozberk  
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### **Advisory Neighborhood Commission 2F**

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

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