

# Holland & Knight

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April 9, 2025

## **VIA IZIS**

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

**Re: Submission of Authorization Letters from New Property Owners  
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)<sup>1</sup>**

Dear Members of the Commission:

On November 18, 2024, Holland & Knight LLP filed the above-referenced application for a Zoning Map amendment on behalf of MR 1401 15th Street Retail LLC, which at the time was the contract purchaser of the property subject to the application and located at 1401-1405 15th Street, NW (Square 210, Lot 827) (the “Property”). As part of the application, an authorization letter was filed from the contract purchaser and from the Central Atlantic Conference of the United Church of Christ (“CAC”), who at the time owned the Property. *See* Exhibit 3K.

On March 17, 2025, the Property was divided into new Assessment & Taxation Lots 839 and 840. *See* Office of Tax and Revenue Plat attached hereto as Exhibit A. On March 31, 2025, CAC sold Lots 839 and Lot 840 to MR 1401 15<sup>th</sup> ST LLC, and thereafter MR 1401 15<sup>th</sup> ST LLC sold Lot 840 to 1405 15<sup>th</sup> St LLC. Accordingly, there are new owners of the Property that is subject to the Zoning Map amendment application.

Based on the foregoing, and pursuant to Subtitle Z § 200.2 of the Zoning Regulations, we hereby submit two new authorization letters to the case record: one from the new owner of Lot 839 in Square 210 (MR 1401 15<sup>th</sup> ST LLC) (the new Applicant), and one from the new owner of Lot 840 in Square 210 (1405 15<sup>th</sup> St LLC). Both letters, copies of which are attached hereto as Exhibit B, authorize Holland & Knight LLP to represent the respective property owner in Z.C. Case No. 24-16 before the Commission.

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<sup>1</sup> As described in this letter, the Property is now known as Lots 839 and 840 in Square 210.

Should the Commission have any questions on the information provided above or attached hereto, please do not hesitate to have staff contact us.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: Christine Shiker  
Christine M. Shiker

Jessica Bloomfield  
Jessica R. Bloomfield

Attachments

cc: Certificate of Service

## **CERTIFICATE OF SERVICE**

I hereby certify that on April 9, 2025, a copy of the foregoing letter and attached exhibits were served upon the following via email:

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

Jennifer Steingasser  
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