



February 14, 2025

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VIA IZIS

Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

**RE: ZC Case No. 24-23
Applicant's Cover Letter with Revised Comprehensive Transportation Review**

Chairperson Hood and Honorable Members of the Commission:

On behalf of the Applicant Cedar Tree Academy (the “**Applicant**”), please find enclosed a revised Comprehensive Transportation Review prepared by Symmetra Design. *See **Exhibit A***. The Applicant is also enclosing a Motion to waive the requirements of Subtitle Z § 401.8, as this filing is being made less than 30 days prior to the Commission’s hearing on February 24, 2025. *See **Exhibit B***.

The Applicant filed the original Comprehensive Transportation Review in a timely manner on January 27, 2025. *See* Ex. 15B. After the filing, the Department of Transportation (“**DDOT**”) raised questions about certain methodology used in the report. On February 11, 2025, the Applicant met with DDOT to discuss and resolve these issues. The enclosed revised Comprehensive Transportation Review reflects these updates. *See **Exhibit A***, pg. 1.

Despite the revisions, the overall findings in the report have not changed, including that the proposed school building will not have a detrimental impact on the surrounding transportation network. Additionally, there is ample time for the Commission, DDOT, ANC 8A, and other interested parties to review the findings in the revised document. Accordingly, there is good cause to waive the requirements of Subtitle Z § 401.8.

The Applicant thanks the Commission for its consideration of this filing and looks forward to the public hearing on February 24, 2025.

Sincerely,
COZEN O’CONNOR


Eric J. DeBear

Certificate of Service

I HEREBY CERTIFY that on this 14th day of February, 2025, a copy of this Cover Letter with attachments was served, via email, on the following:

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