



January 28, 2026

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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. 24-23A  
Applicant's Cover Letter with Revised Transportation Memorandum**

Chairperson Hood and Honorable Members of the Commission:

On behalf of the Applicant Cedar Tree Academy (the “**Applicant**”), please find enclosed a revised Transportation Memorandum 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 5, 2026. *See **Exhibit B***.

The Applicant filed the original Transportation Memorandum in a timely manner on January 5, 2026. *See* Ex. 7B. After the filing, the DC Department of Transportation (“**DDOT**”) requested minor changes to address pick-up/drop-off queuing, including signage in public space. Nonetheless, DDOT has already filed its report stating no objection to the revised project. *See* Ex. 15. Accordingly, this filing is to ensure completeness of the case record and will not prejudice any party to this matter.

The Applicant thanks the Commission for its consideration of this filing and looks forward to the public hearing on February 5, 2026.

Sincerely,  
COZEN O’CONNOR

A handwritten signature in blue ink, appearing to read 'Eric J. DeBear', is written over a horizontal line.

Eric J. DeBear

### **Certificate of Service**

I HEREBY CERTIFY that on this 28<sup>th</sup> day of January, 2026, a copy of this Cover Letter with attachments was served, via email, on the following:

District of Columbia Office of Planning  
c/o Matthew Jesick  
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D.C. Department of Transportation  
c/o Erkin Ozberk and Noah Hagan  
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