



February 13, 2026

Eric J. DeBear

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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 Draft Order**

Chairperson Hood and Honorable Members of the Commission:

On behalf of the Applicant Cedar Tree Academy (the "**Applicant**"), and in accordance with Subtitle Z § 601.1, please find enclosed proposed findings of fact and conclusions of law at **Exhibit A**. The Applicant thanks the Commission for its consideration of this application.

Sincerely,
COZEN O'CONNOR

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

Eric J. DeBear

Certificate of Service

I HEREBY CERTIFY that on this 13th day of February, 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
1100 4th Street SW, Suite E650
Washington, DC 20024
Matthew.Jesick@dc.gov

D.C. Department of Transportation
c/o Erkin Ozberk and Noah Hagan
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Advisory Neighborhood Commission 8A
c/o Jamila White, Chair
Robin McKinney, SMD 8A06
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