

December 5, 2025

**VIA IZIS**

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

**Re: Z.C. Case No. 25-07: Application of BD Parcel 5 LLC ("Applicant") for Design Review Approval of Proposed Buildings located in the Northern Howard Road ("NHR") Zone  
Lot 1070 in Square 5860 (the "Property")  
Applicant's Draft Order and Other Post-hearing Materials**

Dear Members of the Commission:

On behalf of the Applicant, we respectfully submit the enclosed materials that were requested at the conclusion of the September 8, 2025, public hearing on the above-referenced design review case:

- Draft Findings of Fact and Conclusions of Law,
- Resume of Mr. John Mitchell, Associate Partner, HPA Architecture, including relevant dates of experience and project completion, and
- Zoning Administrator determination confirming that the proposed pool deck elevator vestibule qualifies for the penthouse setback exemption under Subtitle C, Section 1504.4.

We appreciate the Commission's attention to this application.

Sincerely,

/s/ \_\_\_\_\_  
Jeff C. Utz

Encl.

cc: Certificate of Service

### Certificate of Service

The undersigned hereby certifies that copies of the foregoing documents will be delivered by electronic mail to the following addresses on December 5, 2025.

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/s/ \_\_\_\_\_

Shane L. Dettman