

# Holland & Knight

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June 13, 2023

## VIA IZIS

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

**Re: Application of 3 BENNING HOLDCO B, LLC for a Zoning Map Amendment  
Square 5048-W, Lots 825-828 (the “Property”)**

Dear Members of the Commission:

On behalf of 3 BENNING HOLDCO B, LLC (the “Applicant”), the owner of the Property, we hereby submit this application for approval of an amendment to the Zoning Map. The Applicant seeks to rezone the Property from the RA-1 zone to the MU-7A zone.

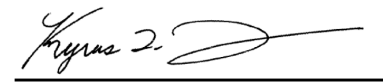
As set forth in the attached Statement in Support, the proposed rezoning to the MU-7A zone will establish zoning on the Property that is not inconsistent with the Comprehensive Plan, as required under D.C. Code § 6-641.02. Additionally, the Applicant’s request will implement zoning that better aligns with the Property’s designation on the Comprehensive Plan Future Land Use Map and Generalized Policy Map.

The materials filed online and enclosed herein satisfy the filing requirements detailed in Chapter 3 of Subtitle Z of the 2016 Zoning Regulations. A check made payable to the D.C. Treasurer for \$650.00, which represents the correct filing fee for a contested case map amendment application pursuant to Subtitle Z § 1600.3, will also be delivered to the Office of Zoning upon submission of the application.

We look forward to the Commission’s consideration of this matter. Please do not hesitate to have Office of Zoning staff contact us with any questions or additional requests for information.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Kyrus L. Freeman

Enclosures

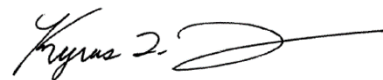
cc: Certificate of Service

ZONING COMMISSION  
District of Columbia  
CASE NO.23-13  
EXHIBIT NO.2

## **CERTIFICATE OF SERVICE**

I hereby certify that, on June 13, 2023, a copy of the foregoing Zoning Map amendment application, filed by 3 BENNING HOLDCO B, LLC, for the property located at Square 5048-W, Lots 825-828 was served upon the following:

1. **D.C. Office of Planning**  
Ms. Jennifer Steingasser  
Mr. Joel Lawson  
via Email: [jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)  
[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)
2. **Advisory Neighborhood Commission 7F**  
c/o Commissioner Tyrell M. Holcomb, chairperson  
via Email: [7F@anc.dc.gov](mailto:7F@anc.dc.gov)
3. **Commissioner Ashley Renee Ruff**  
Single Member District Representative, ANC 7F-02  
via Email: [7F02@anc.dc.gov](mailto:7F02@anc.dc.gov)
4. **District Department of Transportation**  
Mr. Aaron Zimmerman  
Mr. Jonathan D. Rogers  
via Email: [aaron.zimmerman@dc.gov](mailto:aaron.zimmerman@dc.gov)  
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