



December 18, 2024

**Meridith H. Moldenhauer**

Direct Phone 202-747-0763  
mmoldenhauer@cozen.com

**Eric J. DeBear**

Direct Phone 202-747-0769  
edebear@cozen.com

Anthony Hood, Chairperson  
Sharon Schellin, Secretary  
D.C. Zoning Commission  
441 4th Street, NW, Suite 200S  
Washington, DC 20010

**RE: D.C. Department of General Services  
Application for Consolidated Planned Unit Development and Zoning Map  
Amendment**

Chairperson Hill and Honorable Members of the Commission:

Please accept for filing the enclosed application of the D.C. Department of General Services (the “Applicant”) for review and approval of a consolidated planned unit development and related zoning map amendment for the property located at 1201 New York Avenue NE (Parcel 0129/0115) (the “Property”). As part of this application, the Applicant proposes a new emergency shelter for men experiencing homelessness in the District of Columbia.

The application package meets the filing requirements of Subtitle Z, Chapter 3 of the Zoning Regulations and includes completed application forms, a Statement in Support with exhibits including an authorization letter, a copy of the notice of intent to file with certification of mailing to property owners within 200-feet and the affected ANCs, and detailed architectural drawings, plans, and elevations of the proposed project. Also enclosed are two sets of mailing labels reflecting the “200-foot” list.

Pursuant to Subtitle Z § 1603.1, an agency of the government of the District of Columbia is not required to pay a filing or hearing fee for an application where the property is owned or under the jurisdiction of the District of Columbia and will be used for a government building or use. The Applicant is a D.C. government agency and the Property is under the jurisdiction of the District of Columbia through a Transfer of Jurisdiction with the federal government, which owns the Property. Additionally, the proposed emergency shelter will be a government use. As such, no filing fee or hearing fee is required for the subject application.

We believe that the application is complete and acceptable for filing, and request that the Commission schedule a public meeting to consider setting down the application for a public

LEGAL\74608722\1

hearing at its earliest convenience. If you have any questions, please do not hesitate to contact me on behalf of the Applicant. Thank you for your attention to this application.

SINCERELY,

COZEN O'CONNOR

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

Meridith Moldenhauer

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

Eric J. DeBear

**Certificate of Service**

I hereby certify that on this 18<sup>th</sup> day of December, 2024, a copy of this Application with attachments was served, via email, as follows:

D.C. Office of Planning  
c/o Jennifer Steingasser and Joel Lawson  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[Jennifer.Steingasser@dc.gov](mailto:Jennifer.Steingasser@dc.gov)  
[Joel.Lawson@dc.gov](mailto:Joel.Lawson@dc.gov)

D.C. Department of Transportation  
c/o Erkin Ozberk  
55 M Street SE, 5<sup>th</sup> Floor  
Washington, DC 20003  
[Erkin.Ozberk@dc.gov](mailto:Erkin.Ozberk@dc.gov)

Advisory Neighborhood Commission 5D  
c/o Salvador Saucedo-Guzman, Chair  
Sebrena Rhodes, SMD 5D02  
[5D05@anc.dc.gov](mailto:5D05@anc.dc.gov)  
[5D02@anc.dc.gov](mailto:5D02@anc.dc.gov)



Meridith Moldenhauer