

December 23, 2024

**VIA IZIS**

Mr. Anthony J. Hood, Chairperson  
District of Columbia Zoning Commission  
441 4th Street, NW, Suite 200-S  
Washington, DC 20001

**Re: Application of McMillan Parcel 2 Owner LLC and McMillan Parcel 4 Owner LLC, d/b/a Jair Lynch Real Estate Partners (the “Applicant”) to the District of Columbia Zoning Commission for Review and Approval of a Modification with Hearing to an Approved Consolidated, First-Stage, and Second-Stage Planned Unit Development for the property located at Square 3128, Lots 809, 814, and 815 (the “Property”)**

Dear Chairperson Hood and Members of the Commission:

Enclosed on behalf of the Applicant, we hereby submit this Application pursuant to Subtitle X, Chapter 3 and Subtitle Z, Chapter 3, for review and approval of a Modification with Hearing to an approved Consolidated and First-Stage Planned Unit Development (“PUD”) originally approved in Z.C. Order No. 13-14(6), as modified by 13-14B, and a , and Second-Stage PUD approved in Z.C. Order No.13-14A, at Parcels 2 and 4 of the Reservoir District (formerly known as the McMillan Reservoir Slow Sand Filtration Site)

Please find enclosed are the following materials:

- Statement in Support of the Application;
- Surveyor’s Plat of the Properties that are the Subject of the Application (Exhibit A);
- Maps showing Parcel 2 and Parcel 4 within Overall PUD Site and zoning of surrounding properties (Exhibit B);
- Prior Zoning Commission Orders 13-14(6), 13-14A, and 13-14B (Exhibits C, D, and E);
- Architectural Drawings and Tabulation of Development Data Showing Proposed Modifications to Parcel 4 and Parcel 2 Buildings (Exhibits F and G);

- HPRB action approving proposed Parcel 2 and Parcel 4 design modifications (Exhibit H);
- Analysis of the Project's Consistency with the Comprehensive Plan (Exhibit I);
- Catalog of community feedback and Applicant's responses to date (Exhibit J);
- Application Signature Page - Form 100 (Exhibit K);
- Letters from the Applicant Authorizing this Application (Exhibit L);
- Certificate of Notice and Notice of Intent to File a Zoning Application (Exhibit M);
- Certificate of Compliance with Subtitles X and Z of the Zoning Regulations (Exhibit N);
- List of owners of property within 200 feet of the Property (Exhibit O);
- List of Publicly Available Information (Exhibit P);

The requisite filing fee in the amount of \$520.00, by check made payable to the DC Treasurer in accordance with Subtitle Z, Section 1600.11, and hard copies of pre-printed mailing labels for the addresses in Exhibit are being delivered to the Office of Zoning concurrent with the filing of this application.

The Application was filed electronically through the District of Columbia Interactive Zoning Information System on December 23, 2024. The Applicant respectfully asks the Commission to schedule this application for set down at its earliest opportunity. Please feel free to contact Cary Kadlecek at (202) 721-1113 or Shane Dettman at (202) 721-1118 if you have any questions regarding this Application. We look forward to the Commission's consideration of this matter.

Sincerely,

/s/ Cary Kadlecek  
Cary Kadlecek

Enclosures

## CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing document was sent to the following by email on December 23, 2024:

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/s/ Shane L. Dettman  
Shane L. Dettman

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