

June 9, 2025

Via IZIS

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

Re: **Zoning Commission Case No. 11-03(1): Wharf Phase 2 – M Street Landing
Application for Modification with Hearing to Approved Second-Stage PUD
for 635 Wharf Street SW (Square 473, Lot 1008) (“Property”)**

Dear Chairperson Hood and Members of the Commission:

On behalf of the Applicant, we hereby submit this Modification with Hearing application to the approved Second-Stage Planned Unit Development originally approved in Z.C. Order No. 11-03J(1) (“**Approved Second-Stage PUD**”). This application seeks approval of a modification to the Approved Second-Stage PUD for M Street Landing to authorize a retail pavilion containing and eating drinking establishment that has been constructed on the property (“**Pavilion**”).

Enclosed herewith are a Statement in Support of the Application and the following application materials:

<u>Exhibit A</u>	Application Signature Form
<u>Exhibit B</u>	Authorization Letter
<u>Exhibit C</u>	Certificate of Notice of Intent to File Modification of Second-Stage PUD
<u>Exhibit D</u>	Property Owner List
<u>Exhibit E</u>	Z.C. Order No. 11-03J(1)
<u>Exhibit F</u>	Surveyor’s Plat of Property
<u>Exhibit G</u>	Zoning Map, Map of Property, and Photographs of Existing Conditions
<u>Exhibit H</u>	Plans Depicting Pavilion (from B Permit)
<u>Exhibit I</u>	Plans Depicting Pavilion (from Revised TL Permit)
<u>Exhibit J</u>	Approved First-Stage PUD Plan for M Street Landing
<u>Exhibit K</u>	Approved Second-Stage PUD Plan for M Street Landing

<u>Exhibit L</u>	Planning Analysis of M Street Landing
<u>Exhibit M</u>	Approved Permits
<u>Exhibit N</u>	Plats Filed with Permits Showing Pavilion
<u>Exhibit O</u>	Executed Operational Agreement regarding Building Permit
<u>Exhibit P</u>	Executed Cooperative Agreement
<u>Exhibit Q</u>	List of Publicly Available Maps and Information
<u>Exhibit R</u>	Certificate of Compliance

Under separate cover, the required filing fee of \$520 and hard copies of the pre-printed mailing labels are being delivered to the Office of Zoning concurrent with the filing of this application.

The Applicant respectfully asks the Commission to schedule, at its earliest convenience, this application for public meeting consideration to be set down for a public hearing.

Please do not hesitate to contact David Avitabile at 202-721-1137 with questions regarding this application. We look forward to the Commission's consideration of this matter at an upcoming public meeting.

Very truly yours,

/s/
David Avitabile

Enclosures

CERTIFICATE OF SERVICE

On June 9, 2025, I caused a copy of the foregoing letter and enclosure to be delivered by electronic mail to the following:

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/s/ _____

David Avitabile