

Paul A. Tummonds  
ptummonds@goulstonsturrs.com  
(202) 721-1157 (Tel)

Lee S. Templin  
ltemplin@goulstonsturrs.com  
(202) 721-1153 (Tel)

August 19, 2025

**VIA IZIS**

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

Re: **Z.C. Case No. 09-03I – Application of Skyland Holdings LLC (“Applicant” for a Modification with Hearing of the Approved Planned Unit Development (“Application”) for the Skyland Town Center (Square 5633, Lot 22) (the “Property”)**

Dear Chairperson Hood and Members of the Commission:

On behalf of the Applicant, we hereby submit this modification with hearing application to the Planned Unit Development approved originally in Z.C. Order No. 09-03 and most recently modified by Z.C. Order No. 09-03H (“**Approved PUD**”). This application seeks to modify the Approved PUD to (a) replace the senior multifamily building with a multifamily building featuring 24 condominium (for-sale) units, and (b) revise the Green Area Ratio calculation (the “**Project**”).

Enclosed are the following application materials:

- Exhibit A Architectural Plans and Materials for New Condominium Building;
- Exhibit B Plans Depicting Areas Included in Previous and Proposed GAR Calculation;
- Exhibit C Appendix or Prior Zoning Commission Orders;
- Exhibit D Agent Authorization Letter and Application Form;
- Exhibit E Certificate of Notice and Notice of Intent to File a Zoning Application;
- Exhibit F Certificate of Compliance with Subtitles X and Z of the Zoning Regulations;
- Exhibit G List of Property Owners within 200 feet of the Subject Property;
- Exhibit H Comprehensive Plan and Racial Equity Analysis;
- Exhibit I List of Publicly Available Maps and Information; and

**ZONING COMMISSION  
District of Columbia  
CASE NO. 09-03I  
EXHIBIT NO. 2**

Exhibit J      Surveyor's Plat.

Under separate cover, the requisite filing fee in the amount of \$520 and hard copies of 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 Paul Tummonds at 202-721-1157 or Lee Templin at 202-721-1153 if you have any questions regarding the Application. We look forward to the Commission's consideration of this matter at an upcoming public meeting.

Respectfully Submitted,

/s/ Paul A. Tummonds  
Paul A. Tummonds

/s/ Lee S. Templin  
Lee S. Templin

Enclosures

### **Certificate of Service**

I certify that on August 19, 2025, I delivered a copy of the foregoing document and attachments via e-mail or first-class mail to the addresses listed below.

Jennifer Steingasser  
Joel Lawson  
Maxine Brown-Roberts  
Office of Planning  
jennifer.steingasser@dc.gov  
joel.lawson@dc.gov  
maxine.brownroberts@dc.gov

Erkin Ozberk  
District Department of Transportation  
erkin.ozberk1@dc.gov

ANC 7B  
7B@anc.dc.gov

Jamaal Maurice Pearsall, SMD 7B02  
7B02@anc.dc.gov

ANC 8A  
8A@anc.dc.gov

ANC 8B  
8B@anc.dc.gov

Joanne Harris  
c/o Ft. Baker Drive Party  
2929 Ft. Baker Drive, SE  
Washington, DC 20020

/s/ Lee S. Templin  
Lee S. Templin