

September 19, 2025

**VIA IZIS**

Anthony J. Hood, Chairman  
Zoning Commission for the District of Columbia  
441 Fourth Street, NW, Suite 200S  
Washington, DC 20001

**Re: Application of Champlain Street Partners, LLC (the “Applicant”) to the District of Columbia Zoning Commission for a Consolidated Planned Unit Development (“PUD”) and Related Zoning Map Amendment (the “Application”)**

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Dear Chairman Hood and Commissioners:

On behalf of the Applicant, I hereby submit this Application for a consolidated PUD and related amendment to the Zoning Map from the RA-2 to the RA-3 zone to allow redevelopment of an existing multi-family residential building on the property located at 2384 Champlain Street, NW (Square 2560, Lot 827) (the “Property”).

Along with the statement in support of the Application, attached are the following exhibits:

- Exhibit A: D.C. Surveyor’s Plat;
- Exhibit B: Context map showing Property and existing and proposed zoning;
- Exhibit C: Architectural plans and drawings;
- Exhibit D: Comprehensive Plan and Adams Morgan Vision Framework evaluation;
- Exhibit E: Draft tenant relocation plan;
- Exhibit F: ANC 1C letter in support of the project;
- Exhibit G: List of publicly available maps, plans, and other documents that maybe entered into the record during the PUD proceedings;
- Exhibit H: Certificate of compliance with Subtitles X and Z of Zoning Regulations;
- Exhibit I: Notice of Intent to File a Zoning Application and Certificate of Notice;
- Exhibit J: List of property owners within 200 feet of the Property and list of tenants with a lease within the existing building on the Property;
- Exhibit K: Applicant signature form; and
- Exhibit L: Letters of authorization.

The property that is the subject of this application encompasses approximately 7,348 square feet of contiguous land. Pursuant to 11-X DCMR § 301.1, the minimum land area for a PUD in the RA-3 zone, which falls within Zone Group 6 in Table X § 301.1, is 15,000 square feet. Pursuant to 11-X DCMR § 301.3, the Zoning Commission may waive the minimum land area required for a PUD falling within Zone Group 6 to no less than 5,000 square feet, subject to meeting the criteria set forth in 11-X DCMR § 301.3(a)–(c). The Applicant respectfully requests the Zoning Commission to grant a waiver from the minimum land area requirement for the proposed PUD to allow it to proceed with the Property's existing land area of approximately 7,348 square feet, which exceeds the 5,000 square feet absolute minimum threshold noted above. As fully discussed in the enclosed statement, the proposal is of exceptional merit and is in the best interest of the District of Columbia, and fully satisfies the criteria set forth in 11-X DCMR § 301.3(a)–(c).

Two (2) sets of mailing labels will be hand delivered to the Office of Zoning under separate cover. The Applicant intends to pay the filing fee of \$1,300 for the application via credit card through IZIS once the application is deemed complete by the Office of Zoning.

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

Thank you for your attention to this application.

Respectfully submitted,

/s/  
Jeff Utz

## Enclosures

## **Certificate of Service**

The undersigned hereby certifies that copies of the foregoing materials were delivered by electronic mail to the following addresses on September 19, 2025.

Jennifer Steingasser  
Joel Lawson  
Office of Planning  
[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)  
[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)

Erkin Ozberk  
District Department of Transportation  
[erkin.ozberk@dc.gov](mailto:erkin.ozberk@dc.gov)

ANC 1C  
[1C@anc.dc.gov](mailto:1C@anc.dc.gov)

ANC 1C03  
Commission Peter Wood, Chairperson  
[1C03@anc.dc.gov](mailto:1C03@anc.dc.gov)

ANC 1C07  
Commissioner Jean Evans  
[1C07@anc.dc.gov](mailto:1C07@anc.dc.gov)

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/s/  
Shane L. Dettman