



October 17, 2025

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

**RE: Cedar Tree Academy Public Charter School  
Application for Modification with Hearing to Approved Design Review**

Dear Chairperson Hood and Secretary Schellin:

Please accept for filing the enclosed application of Cedar Tree Academy Public Charter School (the “Applicant”) for a Modification with Hearing to an approved design review in the NHR Zone District for the property located at 701 Howard Road SE (Lot 89, Square 5861) (the “Property”). As part of this application, the Applicant proposes to modify the public school building approved under ZC Case 24-23.

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, 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. In addition to design review, the Applicant requests special exception relief and area variance relief.

Upon acceptance of the application, the Applicant will also remit the required filing fee of \$3,019.12, which represents 26% of the filing fee for the original application. We believe that the application is complete and acceptable for filing, and request that the Commission schedule a public hearing on the application at the earliest available date. 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 'Eric J. DeBear', written over a horizontal line.

Eric J. DeBear

### **Certificate of Service**

I hereby certify that on this 17<sup>th</sup> day of October, 2025, a copy of this Application with attachments was served, via email, as follows:

D.C. Office of Planning  
c/o Matthew Jesick and Joel Lawson  
1100 4<sup>th</sup> Street SW, Suite E650  
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