

April 9, 2026

**VIA IZIS**

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

Re: **Z.C. Order No. 21-20B: Modification Without Hearing of Design Review Approval for 1 S Street, NW (Square 662, Lot 16) (“Property”)**

Dear Chairperson Hood and Members of the Commission:

On behalf of Steuart Investment Company (the “**Applicant**”), please find attached materials initially filed on April 8, 2026 requesting a Modification Without Hearing for the Design Review approval granted in Z.C. Orders No. 21-20 – 21-20B (collectively, the “**Order**”) for the Order pursuant to Subtitle Z § 703. This Application is being filed in conjunction with a request for a two (2)-year time extension of the period to apply for a building permit pursuant to Subtitle Z § 705, which we are re-filing separately for administrative purposes at the request of the Office of Zoning. For ease of review and administrative efficiency, and to provide the Commission with the full context for the requests, the Statement in Support addresses both the Modification Without Hearing and the time extension and the same statement is being submitted in both cases. If possible, we respectfully request that the two cases be scheduled for the Commission’s consideration on the same public meeting date.

The application package includes the following materials:

- (Joint) Statement in Support
- Exhibit A – Signature Page and Authorization Letter
- Exhibit B – Prior Orders
- Exhibit C – Plans

The Applicant is delivering the filing fee for the Application, in the amount of \$3,325.70 (representing 10% of the filing fee for the original case) pursuant to Subtitle Z § 1600.10, to the Office of Zoning concurrent with this filing, as required.

Please feel free to contact the undersigned if you have any questions or comments regarding this application. The Applicant looks forward to the Commission’s consideration of the application at an upcoming public meeting and appreciates your assistance with this matter.

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Sincerely,

/s/ Jeff C. Utz  
Jeff C. Utz

/s/ Lawrence Ferris  
Lawrence Ferris

Enclosure

**CERTIFICATE OF SERVICE**

On April 9, 2026, I caused a copy of the foregoing letter and enclosure to be delivered by electronic mail to the following:

Matthew Jesick  
Office of Planning  
[matthew.jesick@dc.gov](mailto:matthew.jesick@dc.gov)

Erkin Ozberk  
District Department of Transportation  
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ANC 6D  
[6D@anc.dc.gov](mailto:6D@anc.dc.gov)

Rhonda Hamilton, SMD 6D08  
[6D08@anc.dc.gov](mailto:6D08@anc.dc.gov)

/s/ Lawrence Ferris  
Lawrence Ferris