

November 26, 2019

**VIA HAND DELIVERY AND IZIS**

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

**Re: Application of UM 1348 4<sup>th</sup> Street NE, LLC and EAJ 401 New York Ave LLC to the District of Columbia Zoning Commission for a new Consolidated PUD, related Zoning Map Amendment, and Airspace Development (collectively, the “Application”) for 1348 4<sup>th</sup> Street, NE (3587, Lot 3), 401 New York Ave., NE (Square 3594, Lot 1), and the Airspace Above the Portion of 4<sup>th</sup> Street, NE between Such Lots (collectively, the “Property”)**

Dear Chairman Hood and Commissioners:

On behalf of UM 1348 4th Street NE, LLC, the authorized agent of the fee owner of 1348 4<sup>th</sup> Street, NE, and EAJ 401 New York Ave LLC, the fee owner of 401 New York Ave., NE (collectively, the “**Applicant**”), we hereby submit this Application for a consolidated PUD, related amendment to the Zoning Map, and airspace development to allow the development of a mixed-use office and multifamily residential building with ground floor retail, PDR/maker, and other neighborhood-serving uses on the Property.

The Property is located in part in Square 3587, Lot 3, Square 3594, Lot 1 and in the airspace above the portion of 4<sup>th</sup> Street, NE between such lots.

The Property is currently within the PDR-1 zone, and the Applicant seeks to rezone it to the MU-30 zone as part of this Application.

Along with this letter, please find the following (two (2) copies of each except as noted):

- Statement in Support of the Application;
- Letters Authorizing this Application and a copy of Form 100 (Exhibit A);
- Certificate of Notice and Notice of Intent to File a Zoning Application (Exhibit B);
- Certificate of Compliance (Exhibit C);

- Property Owner List (Exhibit D; *along with two (2) sets of mailing labels*);
- List of Publicly Available Information (Exhibit E);
- Analysis of the Application's Consistency with the Comprehensive Plan (Exhibit F);
- Architectural Drawings, Plans, Elevations, Sections, Civil Engineering Plans, Maps, Tables, and Other Plans (Exhibit G; *ten (10) copies*); and
- Check made payable to DC Treasurer in the amount \$1,950.00 as the combined filing fee for applications for (i) a consolidated PUD, (ii) a Zoning Map amendment, and (iii) an airspace development (*1 original*).

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/ Jeffrey C. Utz

/s/ David A. Lewis

Enclosures

## Certificate of Service

I certify that on or before November 27, 2019, I delivered a copy of the foregoing document and attachments via e-mail, hand delivery, or first-class mail to the addresses listed below.

/s/ David A. Lewis

District of Columbia Office of Planning (*3 copies via e-mail and hand delivery*)  
1100 4<sup>th</sup> Street, SW, Suite 650E  
Washington, DC 20004  
Attn: Jennifer Steingasser  
Joel Lawson

District Department of Transportation (*1 copy via e-mail and hand delivery*)  
55 M Street, SE, 5<sup>th</sup> Floor  
Washington, DC 20003  
Attn: Anna Chamberlain

Ryan Linehan, SMD 5D01 (*1 copy, via USPS*)  
1834 Central Place, NE  
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1519 Trinidad Avenue, NE  
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