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September 30, 2020

VIA IZIS AND HAND DELIVERY

Zoning Commission of the
District of Columbia
441 4th Street, N.W., Suite 210-S
Washington, DC 20001

Re: Application of LDP Acquisitions, LLC and 525 Rhode Island Avenue LP
Zoning Map Amendment
Square 3623 Lots 1 and 2, and Parcels 131/94, 131/146, 131/147, 131/155, 131/161, 131/162,
and 131/217

Dear Members of the Zoning Commission:

On behalf of the Applicant, LDP Acquisitions, LLC and 525 Rhode Island Avenue LP, enclosed please find two copies of an application for approval of an amendment to the Zoning Map for the above-referenced properties. As set forth in the attached statement in support, the existing zoning of the above-referenced properties is inconsistent with the Comprehensive Plan. In contrast, the proposed rezoning to the MU-10 zone will establish zoning on these properties that is not inconsistent with the Comprehensive Plan, as required under D.C. Code § 6-641.02. The proposed Zoning Map amendment will also promote the continued revitalization of the Rhode Island Avenue corridor, a designated Great Street, by advancing the recommendations contained within the Rhode Island Avenue “Diamond of the District” Small Area Action Plan that are specific to these particular properties.

The materials filed online and enclosed herein meet the filing requirements detailed in Chapter 3 of Subtitle Z of the 2016 Zoning Regulations. Also enclosed is a check made payable to the DC Treasurer for \$650.00, which represents the correct filing fee for this application.

We look forward to the Commission’s consideration of this matter.

Respectfully Submitted,



Leila M. Jackson Batties

Enclosures

cc: Certificate of Service

ZONING COMMISSION
District of Columbia
CASE NO.20-23
EXHIBIT NO.2

CERTIFICATE OF SERVICE

I hereby certify that on September 30, 2020, a copy of the Application in Support of Map Amendments for Square 3623 Lots 1 and 2, and Parcels 131/94, 131/146, 131/147, 131/155, 131/161, 131/162, and 131/217 by LDP Acquisitions, LLC and 525 Rhode Island Avenue LP was served on the following:

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c/o Commissioner Bradley Thomas
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