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Hand Delivered

Ms. Carol Mitten, Chairperson District of Columbia Zoning Commission Office of Zoning 441 4th Street, Room 210 Washington, DC 20001

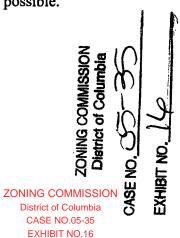
> Re: Zoning Commission Case No. 05-35 Application of Horning Brothers for a Consolidated PUD and Zoning Map Amendment for The Townhomes at Stanton Square (Stanton Road and Pomeroy Road, SE); <u>Pre-Hearing Submission</u>

Dear Chairperson Mitten and Members of the Commission:

Enclosed please find an original and twenty copies of the pre-hearing submission for the above-referenced matter, filed on behalf of Horning Brothers (the "Applicant"). Also enclosed is a check for \$15,871.90, which represents the Applicant's hearing fee in this matter.

This application was set down for a public hearing at the Zoning Commission's meeting on February 12, 2007. This submission, together with the materials previously submitted to the Zoning Commission (including the Supplemental Statement submitted on February 1, 2007), satisfy the filing requirements for a consolidated PUD application and related Zoning Map amendment. Accordingly, we respectfully request the Zoning Commission establish a date for a public hearing on this application as soon as possible.

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Sincerely yours,

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Paul Tummonds

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Michael A. Weiss*

*Admitted in New York only; supervised by members of the D.C. Bar.

Enclosures

cc: Karen Thomas, OP Lendia Johnson, ANC 8A

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