

December 22, 2006

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**VIA HAND DELIVERY**

D.C. Zoning Commission  
Suite 210  
441 4th Street, N.W.  
Washington, D.C. 20001

Re: Zoning Commission Review of Buildings, Structures and Uses  
Z.C. Case No. 06-46  
55 M Street, S.E. (Square 701, Lots 3, 98 – 118, 144 – 147, 161, 162,  
167, 815 and 824)

Dear Members of the Commission:

On behalf of MR N Street Southeast LLC, MR Ballpark 5 LLC and the Washington Metropolitan Area Transit Authority (collectively, the "Applicants"), we are filing herewith an original and twenty copies of the pre-hearing statement and supporting materials requesting review and approval of new construction along M Street, S.E. pursuant to the Capitol Gateway Overlay District provisions. The following materials are enclosed:

- One original and twenty copies of the pre-hearing statement with exhibits in support of the application;
- One original and twenty copies of the Architectural Plans and Elevations;
- One original and twenty copies of the Transportation Impact Study.

We look forward to the Zoning Commission's favorable consideration of this application. Thank you for your attention to this matter.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

HOLLAND & KNIGHT LLP

  
Norman M. Glasgow, Jr.

Enclosures 2006 DEC 22 AM 11:32

D.C. OFFICE OF ZONING

RECEIVED

ZONING COMMISSION  
District of Columbia

CASE NO. 06-46  
EXHIBIT NO. 15  
ZONING COMMISSION  
District of Columbia  
CASE NO. 06-46  
EXHIBIT NO. 15

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cc: Jennifer Steingasser, Office of Planning  
Andy Litsky, Chairman, Advisory Neighborhood Commission 6D  
Robert Siegel, Advisory Neighborhood Commission 6D07

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