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July 13, 2018

VIA IZIS

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

**Re: ZC Case No. 15-20B / TBSC Owner I, LLC
Amendment to Application to Include Additional Modification**

Dear Members of the Commission:

This letter is submitted on behalf of TBSC Owner I, LLC (the “Applicant”) as an amendment to the above-referenced application which seeks a modification of ZC Order No.15-20 (the Order”) (the “Application”). The Zoning Commission is scheduled to consider the Application at its public meeting scheduled for July 30, 2018.

The Applicant seeks to amend the Application to include the following additional modification to the Order:

FROM	TO
Condition B.2.a. <u>Reserved Units.</u> The Applicant shall construct 136 residential units on the South Parcel during the first phase of development for the PUD, which shall be reserved for current Sursum Corda households currently residing at the Property (“Sursum Corda Households”) (the “Reserved Units”). Upon application of a raze permit for any of the existing structures on the Property, the Applicant shall certify to the DCRA the list of Sursum Corda Households and their contact information.	Condition B.2.a. <u>Reserved Units.</u> The Applicant shall construct 136 residential units on the South Parcel during the first phase of development for the PUD, which shall be reserved for current Sursum Corda households currently residing at the Property (“Sursum Corda Households”) (the “Reserved Units”). <u>Upon application of Prior the issuance of</u> a raze permit for any of the existing structures on the Property, the Applicant shall certify to the DCRA the list of Sursum Corda Households and their contact information.

As noted in previous filings, the raze permit applications for the subject property were filed on April 11, 2018, but the updated contact information for the Sursum Corda Households was not

available until May 24th. Since that date, the Applicant has continued to work with Lonnie Duren, the president of the Sursum Corda Cooperative to further update the contact information for the Households. The most current contact information is attached. As with the original modification request, the modification proposed herein will not unreasonably delay relevant information to the Sursum Corda Households or the Department of Consumer and Regulatory Affairs related to the issuance of the raze permit. As such, we submit that the proposed modification is consistent with the intent of the original proffer. Also, based on their unanimous support of the original modification request, we assume Advisory Neighborhood Commission (“ANC”) 6E would be supportive of this additional modification request.

In light of the foregoing, we respectfully request that the Zoning Commission approve the proposed modifications to Condition No. B.2.a. and B.2.e.i. at its public meeting scheduled for July 30th.

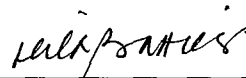
FROM	TO
<p>Condition B.2.a.</p> <p><u>Reserved Units.</u> The Applicant shall construct 136 residential units on the South Parcel during the first phase of development for the PUD, which shall be reserved for current Sursum Corda households currently residing at the Property (“Sursum Corda Households”) (the “Reserved Units”). Upon application of a raze permit for any of the existing structures on the Property, the Applicant shall certify to the DCRA the list of Sursum Corda Household and their contact information.</p>	<p>Condition B.2.a.</p> <p><u>Reserved Units.</u> The Applicant shall construct 136 residential units on the South Parcel during the first phase of development for the PUD, which shall be reserved for current Sursum Corda households currently residing at the Property (“Sursum Corda Households”) (the “Reserved Units”). <u>Upon application of Prior the issuance of</u> a raze permit for any of the existing structures on the Property, the Applicant shall certify to the DCRA the list of Sursum Corda Household and their contact information.</p>
<p>Condition B.2.e.i.</p> <p><u>Demolition of Existing Structures.</u> Within 10 days of applying for a raze permit for any structure on the Property, the Applicant shall notify the Sursum Corda Households of its raze permit application. Certification of said notice, including a copy of same, shall be furnished to DCRA prior to the issuance of a raze permit for any structure of the Property;</p>	<p>Condition B.2.e.i.</p> <p><u>Demolition of Existing Structures.</u> Within 10 days of applying for a raze permit for any structure on the Property, the Applicant shall notify the Sursum Corda Households of its raze permit application. Certification of said notice, including a copy of same, shall be furnished to DCRA prior to the issuance of a raze permit for any structure of the Property. <u>Violations of this condition shall not result in the denial of a raze permit, building permit, or certificate of occupancy for the PUD.</u></p>

Zoning Commission
For the District of Columbia
July 13, 2018
ZC Case No. 15-20B

Thank you for your considerate attention to this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Leila M. Jackson Batties, Esq.

Attachment

cc: ANC 6E c/o Commissioner Alex Marriott, Chair (w/ attachments, via email)
Commissioner Alvin Judd, Sr., ANC 6E-06 (w/ attachments, via email)
Ms. Jennifer Steingasser, D.C. Office of Planning (w/attachments, via email)
Mr. Joel Lawson, D.C. Office of Planning (w/attachments, via email)
Ms. Maxine Brown, D.C. Office of Planning (w/attachments, via email)
Mr. Lonnie Duren, Sursum Corda Cooperative Association, Inc. (w/attachments, via email)

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