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February 7, 2020

VIA IZIS AND HAND DELIVERY

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

**Re: Applicant's Prehearing Submission – Z.C. Case No. 15-27B
Modifications to Buildings C1 and C2 and Second Stage PUD for Building C2**

Dear Members of the Commission:

On behalf of Carr Properties OC, LLC (the "Applicant") we hereby submit the attached materials in support of Z.C. Case No. 15-27B for (i) a modification to the approved consolidated planned unit development ("PUD") for Building C1 (Square 3587, Lot 833) to permit nightclub, bar, cocktail lounge, or restaurant uses into the penthouse; and (ii) a second-stage PUD and a modification of significance to the approved first-stage PUD to convert the primary use of Building C2 (Square 3587, Lot 834) from residential to office use, and to also incorporate nightclub, bar, cocktail lounge, or restaurant use into the penthouse.

Enclosed herewith is a Prehearing Statement in response to the Zoning Commission's and the Office of Planning's comments regarding the application.

We would appreciate the Zoning Commission scheduling a public hearing on this application at the next available hearing date.

Sincerely,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr.
Jessica R. Bloomfield

Attachments

cc: Certificate of Service
Joel Lawson, Office of Planning (via Hand Delivery and Email w/ attachments)
Brandice Elliot, Office of Planning (via Hand Delivery and Email w/ attachments)
Aaron Zimmerman, DDOT (via Email w/ attachments)

CERTIFICATE OF SERVICE

I hereby certify that on February 7, 2020, electronic copies of the foregoing submission were served on the following, with hard copies sent on the following business day:

Ms. Jennifer Steingasser
1100 4th Street, SW
Suite 650 East
Washington, DC 20024

Via Email

Advisory Neighborhood Commission 5D
c/o Clarence Lee, Chair
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Washington, DC 20002
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Via U.S. Mail and Email

Commissioner Ryan Linehan (SMD 5D01)
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