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August 2, 2021

VIA IZIS

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

**Re: Z.C. Case No. 17-08A – Applicant’s Prehearing Submission
Modification of Significance to Approved Planned Unit Development
Square 5194, Lot 827 (formerly Lot 824)¹ (the “Property”)**

Dear Members of the Zoning Commission:

On behalf of Providence Place I, LP (the “Applicant”), in partnership with Progressive National Baptist Convention, Inc. (“PNBC”), the owner of the above-referenced Property, we hereby submit the following materials in support of Z.C. Case No. 17-08A for a Modification of Significance to the approved planned unit development and related Zoning Map amendment, Zoning Commission Order No. 17-08 (collectively, the “PUD”). The subject modification is requested to include flexibility from the minimum vertical clearance requirement in Subtitle C § 905.2. Enclosed herewith are the following materials:

- A completed Hearing Fee Calculator Form and check made payable to the D.C. Treasurer for the correct amount of \$1,300.00, in accordance with Subtitle Z § 1601.6; and
- A prehearing statement and related exhibits, submitted in accordance with Subtitle Z § 401.


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

¹ The original PUD approval applied to Lot 824. Lot 824 was divided into two lots – 825, the PUD site, and Lot 826, the remainder of the Progressive National Baptist Convention campus. Lot 825 was subsequently divided into two lots – 827, which is the site of the apartment house, and Lot 828, which will be dedicated to the District for the 50th Street right of way.

Very truly yours,

HOLLAND & KNIGHT LLP


Leila M. Jackson Batties


Christopher S. Cohen

Encl.

cc: Certificate of Service
Commissioner Antawan Holmes, Chair, ANC 7C (via e-mail and mail delivery, w/ encl.)
Commissioner Patricia A. Malloy, SMD 7C01 (via e-mail and mail delivery, w/ encl.)

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that on August 2, 2021, a copy of the foregoing Prehearing Submission in support of Z.C. Case No. 17-08A was served upon the following via the means noted below:

D.C. Office of Planning

Ms. Jennifer Steingasser
Mr. Joel Lawson
Ms. Karen Thomas
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VIA E-MAIL

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**VIA E-MAIL AND
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Commissioner Antawan Holmes, Chair, ANC 7C
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**VIA E-MAIL AND
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