

July 5, 2022

VIA IZIS

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 21-18: Dance Loft Ventures LLC (“**Applicant**”) Application for a Consolidated PUD and related Zoning Map Amendment for 4608-4618 14th Street, NW – Proposed Findings of Fact and Conclusions of Law

Dear Chairman Hood and Commissioners:

Pursuant to Subtitle Z, Section 601 and as requested by the Zoning Commission at the Application’s May 12, 2022 hearing, enclosed are the Applicant’s proposed findings of fact and conclusions of law.

The Applicant also wishes to bring clarity to Finding of Fact Number 40 in the attached document, which relates to the Applicant’s June 9, 2022 letter submission and the dialogue between the parties:

- The Applicant emailed FOFS on June 3 as a follow up to discussions with FOFS’ counsel on April 30th. The Applicant has been awaiting a response from FOFS to such April 30th discussion since that date. To be more specific, during that April 30th discussion, Applicant’s counsel requested that counsel for FOFS provide specifics regarding his clients’ open-ended positions. Counsel for FOFS stated that he would caucus with his clients to provide such specifics. No response was provided by FOFS.
- The Applicant’s June 9, 2022 filing (Ex. 796) was in direct response to instructions from the Office of Zoning staff at the conclusion of the May 12, 2022 public hearing on the Application. Staff requested a letter updating communication between the Applicant and FOFS and the Applicant filed such letter at 3:00 p.m. on June 9th per direction from staff.
- In the Applicant’s June 9th letter, the Applicant does not mention unilaterally terminating the communication with FOFS and purposely did not include language that could be interpreted in such manner. However, the Applicant does still await a response to the April 30th discussion with FOFS counsel or the June 3, 2022 outreach to FOFS other than the correspondence that appears in the record.

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As stated previously, it has been central to the Applicant's approach on this project to be proactive and broad-based in its community outreach, starting in March 2021. The Applicant remains open to discussions with FOFS and other neighbors in the future.

We greatly appreciate the time you have spent to review this application. The Applicant believes that the application is a model for affordable housing and arts preservation in the District and is ready to move forward for proposed action. We would be happy to answer any questions that you might have or provide further documentation you might require.

Respectfully submitted,

/s/ Jeffrey C. Utz

/s/ David A. Lewis

Certificate of Service

I certify that on or before July 5, 2022 (except as noted below), I delivered a copy of the foregoing document and attachments via e-mail, hand delivery, or first-class mail to the addresses listed below.

/s/ David A. Lewis
As Attorney for the Applicant

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