

# Holland & Knight

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July 6, 2022

## **VIA IZIS**

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

**Re: ZC Case No. 22-12 / Mid-Atlantic Neighborhood Development Corporation  
Rezoning of Lot 813, Square 2819 from MU-3A to MU-7A  
Amendment to Include Lots 810, 811, and 812 in Square 2819**

Dear Members of the Commission:

On behalf of Mid-Atlantic Neighborhood Development Corporation (the "**Applicant**"), we hereby submit this letter to amend the application currently being processed as Z.C. Case No. 22-12 (the "**Application**") to include Lots 810, 811, and 812 in Square 2819 (collectively, the "**Abutting Lots**"). Together with Lot 813 in Square 2819, the original application property, the Applicant seeks to rezone the Abutting Lots from MU-3A zoning to MU-7A. See **Tabs A and B**.

Like Lot 813, the Abutting Lots are designated as Mixed Use (Medium Density Residential / Moderate Density Commercial) on the Comprehensive Plan Future Land Use Map; and as a Neighborhood Conservation Area on the Comprehensive Plan Generalized Policy Map. See **Tabs C and D**. As such, amending the application to include the Abutting Lots does not impact the Comprehensive Plan evaluation provided in the *Applicant's Statement in Support*. See Ex. 3 at p. 6-22.

The authorization letters from the respective owners of the Abutting Lots are attached at **Tab E**, and a supplemental Form 100 Application Signature Page is also provided at **Tab F**.

We look forward to the Commission's consideration of this matter. Please do not hesitate to have Office of Zoning staff contact us with any questions or additional requests for information.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Leila M. Jackson Batties

Christopher S. Cohen

Enclosures

cc: Mid-Atlantic Neighborhood Development Corp.  
c/o Mr. Russell Snyder (Lot 813, Square 2819)  
Ms. Tsion Asefa (Lot 810, Square 2819)  
Ms. Lydia Asefa (Lot 811, Square 2819)  
Ms. Gloria Emanuele Capron (Lot 812, Square 2819)

## CERTIFICATE OF SERVICE

I hereby certify that, on July 6, 2022, a copy of the foregoing letter request to amend Zoning Commission Application No. 22-12, filed by Mid-Atlantic Neighborhood Development Corporation, was served upon the following:

**1. D.C. Office of Planning**

Ms. Jennifer Steingasser, via email: [jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)

Mr. Joel Lawson, via email: [joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)

Ms. Brandice Elliott, via email: [brandice.elliott@dc.gov](mailto:brandice.elliott@dc.gov)

**2. District Department of Transportation**

Mr. Jonathan Rogers, via email: [jonathan.rogers2@dc.gov](mailto:jonathan.rogers2@dc.gov)

Aaron Zimmerman, via email: [aaron.zimmerman@dc.gov](mailto:aaron.zimmerman@dc.gov)

**3. Advisory Neighborhood Commission 4C**

c/o Commissioner Paul Johnson, Chair

via email: [4C@anc.dc.gov](mailto:4C@anc.dc.gov)

[4C07@anc.dc.gov](mailto:4C07@anc.dc.gov)

**4. Commissioner Audrey Anderson Duckett**

Single Member District Representative, ANC 4C-05

via email: [4C05@anc.dc.gov](mailto:4C05@anc.dc.gov)



Christopher S. Cohen, Esq.  
Holland & Knight LLP

# TAB A

# Existing Zoning

15th St NW

**PDR-1**

Allison St NW

Allison St NW

Allison St NW

**RF-1**

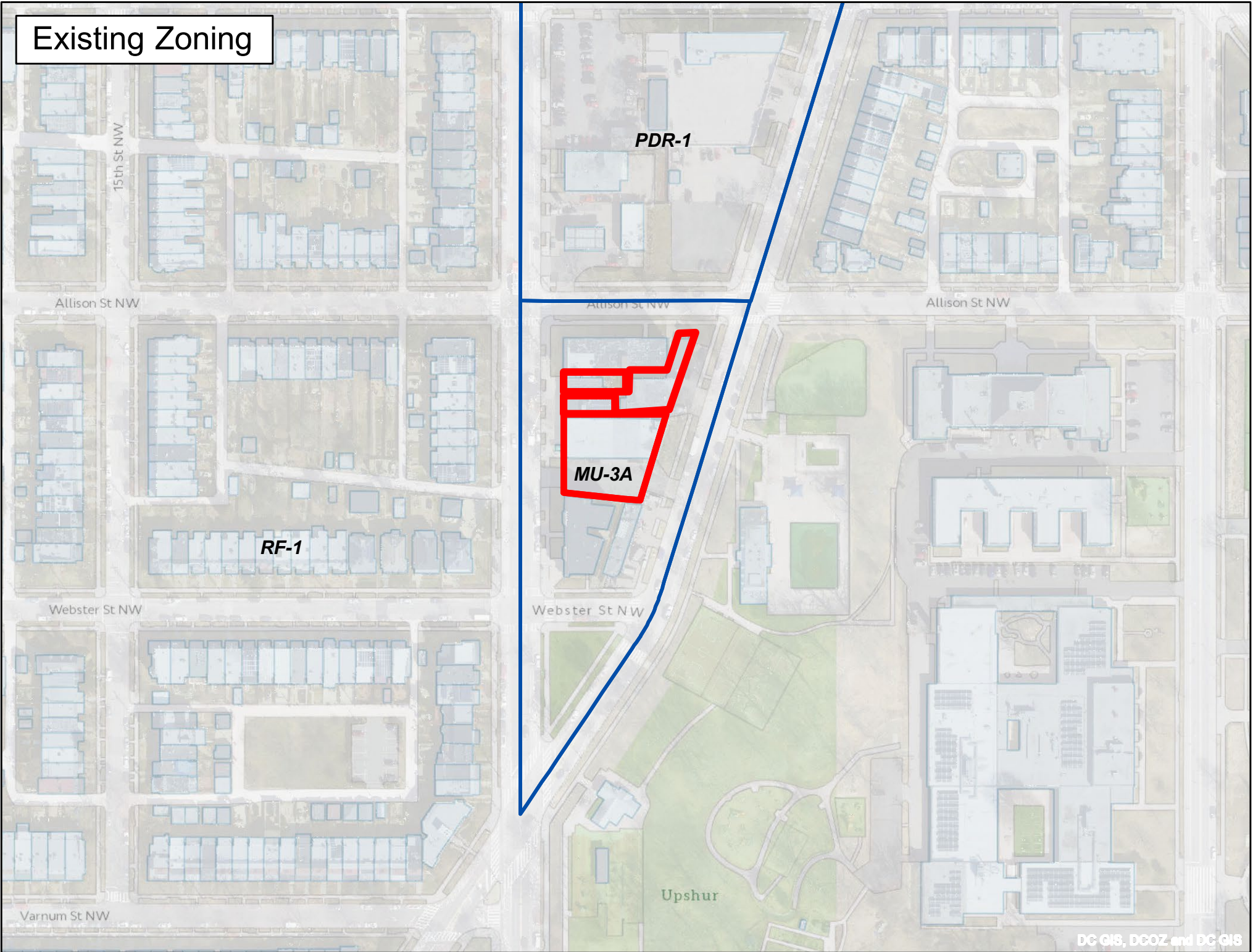
**MU-3A**

Webster St NW

Webster St NW

Varnum St NW

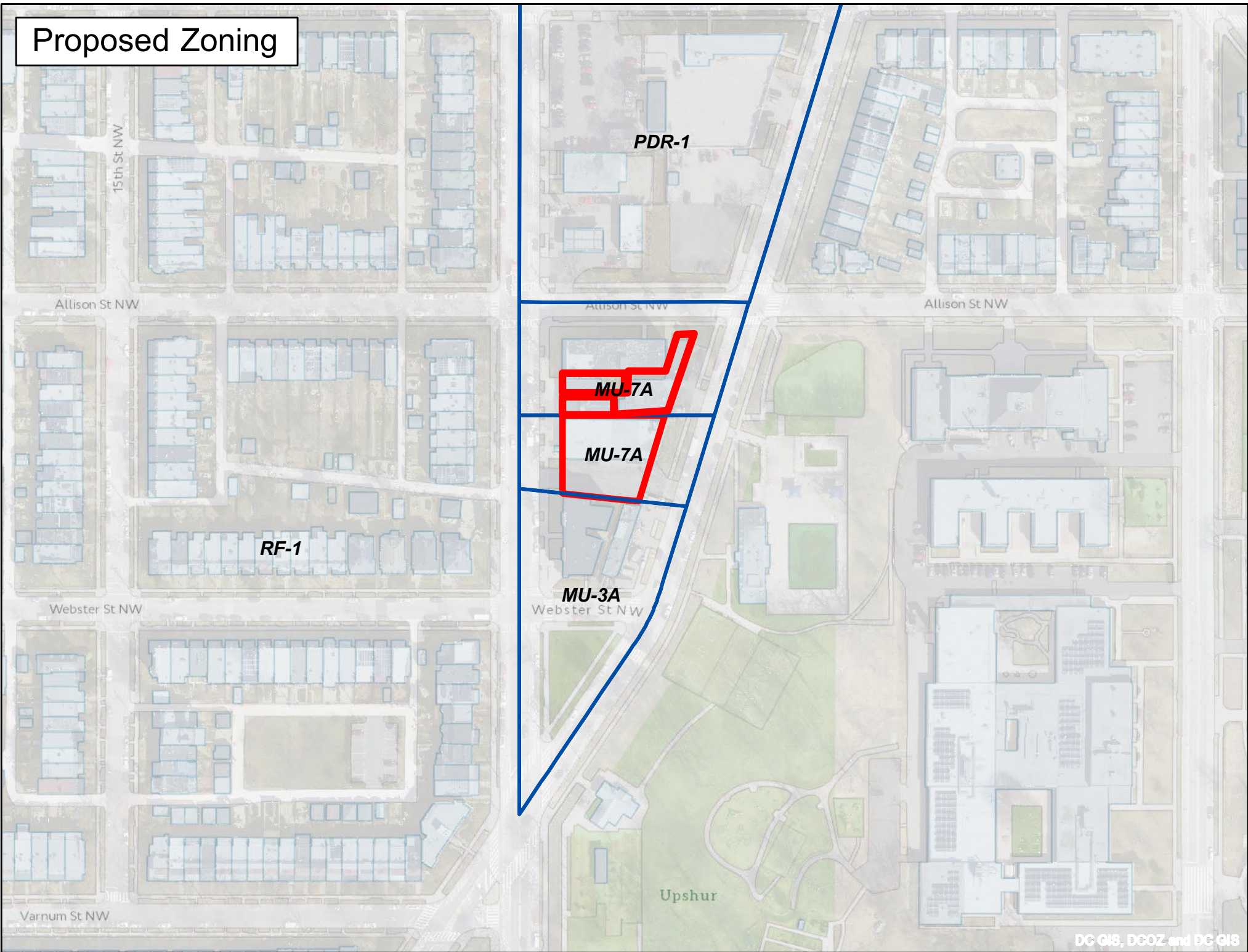
Upshur



# **TAB B**



# Proposed Zoning



# TAB C

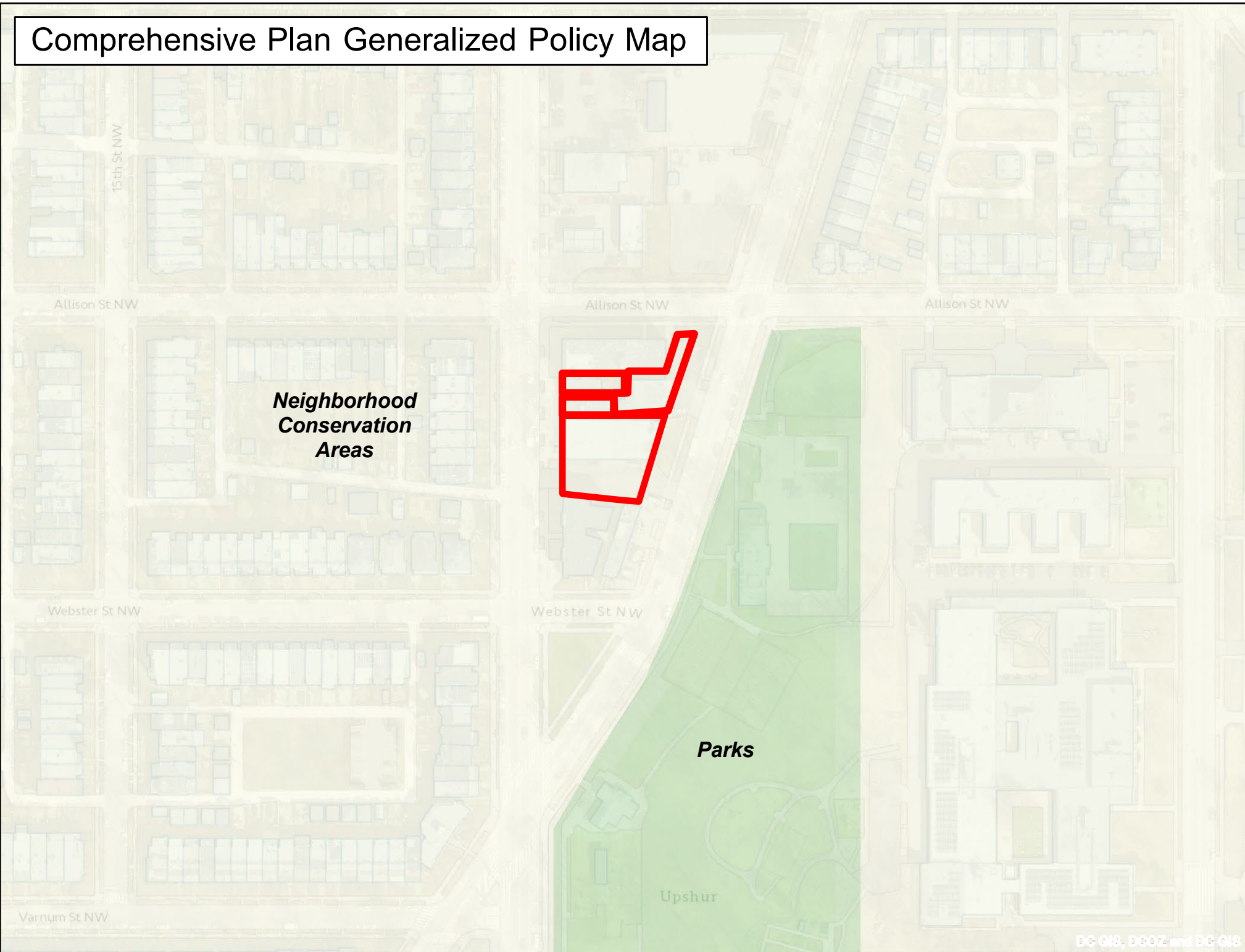


# Comprehensive Plan Future Land Use Map



# **TAB D**

# Comprehensive Plan Generalized Policy Map



**Neighborhood  
Conservation  
Areas**

**Parks**

Upshur

# TAB E



*Gloria Emanuele Capron,  
Trustee of the Emanuele Living Trust  
4424 Arkansas Avenue, NW  
Washington, DC 20011*

July 6, 2022

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

**Re: Authorization Letter of Property Owner  
Z.C. Case No. 22-12  
Zoning Map Amendment Application  
4424 Arkansas Avenue, NW (Square 2819, Lot 812)**

Dear Members of the Commission:

Gloria Emanuele Capron, Trustee of the Emanuele Living Trust ("Trustee"), has designated Mid-Atlantic Neighborhood Development Corporation ("Mid-Atlantic") as its representative in connection with the application for a map amendment that is currently being processed as Zoning Commission Case No. 22-12 (the "Application"). Mid-Atlantic is amending the Application to include the property located at 4424 Arkansas Avenue, NW, and more particularly known as Lot 812 in Square 2819 (the "Property"), which is owned by Trustee.

This letter authorizes Holland & Knight LLP to represent Mid-Atlantic in the proceedings before the Zoning Commission relating to the request for a map amendment for the Property. As set forth in Subtitle Z § 200.3 of the Zoning Regulations, this authorization includes the power to bind Trustee and Mid-Atlantic in the case before the Zoning Commission.

Sincerely,

GLORIA EMANUELE CAPRON,  
TRUSTEE OF THE EMANUELE  
LIVING TRUST,  
*Successor Trustee*

By:   
Name: Gloria Emanuele Capron



*Lydia Asefa*  
4413 14<sup>th</sup> Street, NW  
Washington, DC 20011

June 16, 2022

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

**Re: Authorization Letter of Property Owner  
Z.C. Case No. 22-12  
Zoning Map Amendment Application  
Square 2819, Lot 811**

Dear Members of the Commission:

I, Lydia Asefa, have designated Mid-Atlantic Neighborhood Development Corporation ("Mid-Atlantic") as my representative in connection with the application for a map amendment that is currently being processed as Zoning Commission Case No. 22-12 (the "Application"). Mid-Atlantic is amending the Application to include the property located at Lot 811 in Square 2819 (the "Property"), of which I am the current owner.

This letter authorizes Holland & Knight LLP to represent Mid-Atlantic in the proceedings before the Zoning Commission relating to the request for a map amendment for the Property. As set forth in Subtitle Z § 200.3 of the Zoning Regulations, this authorization includes the power to bind both me and Mid-Atlantic in the case before the Zoning Commission.

Sincerely,  
DocuSigned by:  
*Lydia Asefa* 1/2022  
212E083BAC2D47B...  
Lydia Asefa, Owner

*Tsion Assefa*  
4415 14<sup>th</sup> Street, NW  
Washington, DC 20011

June 16, 2022

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

**Re: Authorization Letter of Property Owner  
Z.C. Case No. 22-12  
Zoning Map Amendment Application  
Square 2819, Lot 810**

Dear Members of the Commission:

I, Tsion Assefa, have designated Mid-Atlantic Neighborhood Development Corporation ("Mid-Atlantic") as my representative in connection with the application for a map amendment that is currently being processed as Zoning Commission Case No. 22-12 (the "Application"). Mid-Atlantic is amending the Application to include the property located at Lot 810 in Square 2819 (the "Property"), of which I am the current owner.

This letter authorizes Holland & Knight LLP to represent Mid-Atlantic in the proceedings before the Zoning Commission relating to the request for a map amendment for the Property. As set forth in Subtitle Z § 200.3 of the Zoning Regulations, this authorization includes the power to bind both me and Mid-Atlantic in the case before the Zoning Commission.

Sincerely,

DocuSigned by:  
*Tsion Assefa* 7/1/2022  
Tsion Assefa, Owner

# **TAB F**



BEFORE THE ZONING COMMISSION  
FOR THE DISTRICT OF COLUMBIA



FORM 100 – APPLICATION SIGNATURE PAGE

All Zoning Commission applications shall be filed through the Interactive Zoning Information System (IZIS). Pursuant to Subtitle Z §§ 300.5, 301.4, and 302.4, please use Form 100 to provide the name(s), address(es), and signature(s) of each owner of property included in the area to be developed, or of the owner's authorized agent.

PUD:  1<sup>st</sup> Stage  2<sup>nd</sup> Stage  Consolidated

Modification:  Minor  Consequence  Significance


Map Amendment


Design Review


Campus Plan

Time Extension

I/We hereby certify that the information contained on the application for the relief filed with the Zoning Commission is true and correct to the best of my/our knowledge, information, and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of more than \$1,000 or 180 days' imprisonment or both. (D.C. Official Code § 22 2405.)

Owner's Name:	Tsion Assefa		
Owner's Address:	4415 14th Street, NW, Washington, DC 20011		
Owner's Signature:	*authorized agent: 	Date:	6/15/2022

Owner's Name:	Lydia Asefa		
Owner's Address:	4413 14th Street, NW, Washington, DC 20011		
Owner's Signature:	*authorized agent: 	Date:	6/15/2022

Owner's Name:	Gloria Emanuele Capron, Trustee of the Emanuele Living Trust		
Owner's Address:	4424 Arkansas Avenue, NW, Washington, DC 20011		
Owner's Signature:	*authorized agent: 	Date:	6/15/2022

Owner's Name:			
Owner's Address:			
Owner's Signature:		Date:	

Owner's Name:			
Owner's Address:			
Owner's Signature:		Date:	

Owner's Name:			
Owner's Address:			
Owner's Signature:		Date:	

Owner's Name:			
Owner's Address:			
Owner's Signature:		Date:	

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THIS FORM WILL NOT BE ACCEPTED.