

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Leila M. Jackson Batties  
202.419.2583  
leila.batties@hklaw.com

Christopher S. Cohen  
202.469.5127  
christopher.cohen@hklaw.com

January 10, 2023

## **VIA IZIS**

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

**Re: Z.C. Case No. 22-12  
Zoning Map Amendment from the MU-3A to the MU-7A Zone  
Square 2819, Lots 810-813**

Dear Members of the Commission:

On behalf of Mid-Atlantic Neighborhood Development Corporation (the “Applicant”), we respectfully submit this correspondence not less than twenty (20) days prior to the public hearing in accordance with Subtitle Z § 401.5 of the Zoning Regulations. The public hearing for this application is scheduled for January 30, 2023.

The Applicant’s prior filings are summarized below:

- Statement in Support (Ex. 3) – Provides an evaluation of the proposed Zoning Map amendment and the application’s compliance with the standards of Subtitle X § 500.3. The Statement in Support also includes a racial equity analysis (*see* pp. 7-10) and an assessment of the map amendment’s potential inconsistencies with the Comprehensive Plan (*see* pp. 20-22).
- Letter Amending Application (Ex. 12) – Amends the subject application to include Lots 810, 811, and 812 in Square 2819 (the “Abutting Lots”). 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. As such, amending the application to include the Abutting Lots did not alter the Comprehensive Plan evaluation provided in the Applicant’s Statement in Support.

- Prehearing Statement (Ex. 17) – Includes the supplemental filing requirements of Subtitle Z § 401. The Applicant also indicated that it would present the updated application to the affected Advisory Neighborhood Commission (“ANC”)<sup>1</sup> at a future public meeting.

As reflected by the resolution submitted at Ex. 22 in the case record, ANC 4C voted in unanimous support of the updated application at its public meeting on October 12, 2022. Accordingly, the Applicant believes the record is complete in advance of the public hearing; and the Applicant will be prepared to rest on the record at the public hearing.

We look forward to the Commission’s consideration of this application at the public hearing scheduled for January 30, 2023. Should you have any questions or need additional information, please do not hesitate to have Office of Zoning staff contact us.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Leila M. Jackson Batties  
Christopher S. Cohen

Enclosures

cc: Certificate of Service

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<sup>1</sup>ANC 4C is no longer the affected ANC. As of January 1, 2023, the subject property falls within the boundaries of ANC 4E05. The Applicant has apprised the appropriate Single-Member District representative of this application and will serve this filing upon the newly affected ANC, as reflected by the Certificate of Service attached hereto.

**CERTIFICATE OF SERVICE**

I hereby certify that, on January 10, 2023, a copy of the foregoing correspondence filed by the applicant in Z.C. Case No. 22-12 was served upon the following via electronic mail:

**D.C. Office of Planning**

Jennifer Steingasser: [jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)

Joel Lawson: [joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)

Stephen Cochran: [stephen.cochran@dc.gov](mailto:stephen.cochran@dc.gov)

**District Department of Transportation**

Jonathan Rogers: [jonathan.rogers2@dc.gov](mailto:jonathan.rogers2@dc.gov)

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

**ANC 4E**

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

*\*\*\*affected ANC as of 1/1/2023\*\*\**

**Commissioner Ulysses E. Campbell**

Single Member District Representative, ANC 4E05

[4E05@anc.dc.gov](mailto:4E05@anc.dc.gov)

*\*\*\*affected SMD as of 1/1/2023\*\*\**

**ANC 4C**

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

*\*\*\*former affected ANC\*\*\**

/s/ Christopher S. Cohen  
Christopher S. Cohen  
Holland & Knight LLP  
Associate