

**BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION**

**Z.C. CASE NO. 22-22
PREHEARING STATEMENT
ZONING MAP AMENDMENT
FROM THE RA-2 ZONE TO THE MU-8 ZONE**

**1100 6th Street, NW (SQUARE 449, LOT 64)
PRESERVATION DC L&6, LLC**

CERTIFICATION OF COMPLIANCE WITH SUBTITLE Z § 401 OF THE ZONING REGULATIONS

Pursuant to 11-Z DCMR § 401.4, the undersigned, on behalf of PRESERVATION DC L&6, LLC (the “**Applicant**”), hereby certifies that the application in Z.C. Case No. 22-22, complies with the provisions of Subtitle Z § 401.1 of the 2016 Zoning Regulations of the District of Columbia (“ZR16”), as set forth below:

<u>Subtitle Z Subsection</u>	<u>Description</u>	<u>Page/Exhibit</u>
401.1(a)	Information requested by the Zoning Commission and the Office of Planning	Statement
401.1(b)	List of witnesses prepared to testify on the Applicant’s behalf	Exhibit A
401.1(c)	Outline of testimony	Exhibit A
401.1(d)	Additional information introduced by the Applicant	None
401.1(e)	Reduced plan sheets	None
401.1(f)	List of maps, plans, or other documents readily available that may be offered into evidence	Exhibit B
401.1(g)	Estimates time required for presentation of Applicant’s case	Cover Letter
401.3(a)	Name and addresses of owners of all Property within 200 feet of the Property	Exhibit C
401.3(b)	Names and addresses of each person having a lease with the owner for all part of any building located on the property involved in the application	None
401.8	Transportation memorandum prepared by Traffic consultant	None

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LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Witness testimony outlines and expert witness resume	A
List of maps, plans, or other documents readily available that may be offered into evidence	B
List of names and addresses of property owners within 200 feet of the Subject Property	C

I. INTRODUCTION.

This Prehearing Statement and accompanying documents are submitted on behalf of PRESERVATION DC L&6, LLC (the “**Applicant**”), owner of the property located at 1100 6th Street, NW (Square 449, Lot 64) (the “**Subject Property**”) in support of an Application (the “**Application**”) to amend the Zoning Map of the District of Columbia (the “**Zoning Map**”) to rezone the Subject Property from RA-2 to MU-8.

The Application was filed with the Zoning Commission on May 6, 2022 (See Exhibit 2 of the case record). The Office of Planning recommended the Commission set down the Application to rezone the Subject Property from the RA-2 zone to the MU-8 zone in its setdown report dated July 18, 2022 (Exhibit 11 of the case record). In its setdown report, the Office of Planning stated the proposal would not be inconsistent with the Future Land Use Map, Generalized Policy Area Map, or the Citywide and Area Elements of the Comprehensive Plan. The Office of Planning also deemed that it is appropriate for IZ Plus, and therefore recommended the Commission set down the Application for public hearing. No additional information was requested in the setdown report. The Commission considered the case for setdown at its public meeting on July 28, 2022, and, in doing so, voted to schedule the case for a public hearing.

II. ANC AND COMMUNITY OUTREACH.

The Applicant presented to at ANC 6E’s Committee meeting on June 2nd as well as the full ANC on June 7th. The Applicant received unanimous support for both the setdown and overall Application at the ANC meeting on June 7th. The ANC reports are in the record as Exhibits 4-5.

III. CONCLUSION.

This Prehearing Statement along with the original application meets the filing requirements for a contested case Zoning Map Amendment application, as required by Subtitle X, Chapter 4

and Subtitle Z of the Zoning Regulations. For the foregoing reasons, the Applicant respectfully requests that the Zoning Commission schedule a hearing on the application.

Respectfully Submitted,

Martin P Sullivan

Martin P. Sullivan, Esq.
Sullivan & Barros, LLP
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