

# Holland & Knight

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

Kyrus L. Freeman  
(202) 862.5978  
[Kyrus.Freeman@hklaw.com](mailto:Kyrus.Freeman@hklaw.com)

John T. Oliver  
(202) 469.5531  
[John.Oliver@hklaw.com](mailto:John.Oliver@hklaw.com)

May 12, 2023

## **VIA IZIS**

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

**Re: Z.C. Case No. 22-34 - Zoning Map Amendment from the RF-1 Zone to the RA-2 Zone for Square 2991, Lot 77**

Dear Members of the Commission:

On behalf of Berean Baptist Church (the “Applicant”), and pursuant to 11-Z DCMR § 401.5, we respectfully submit this correspondence not less than twenty (20) days prior to the public hearing. The public hearing for this application is scheduled for June 1, 2023.

The Applicant’s prior filings are summarized below:

- **Statement in Support (Ex. 3)**: The Statement in Support provides an evaluation of the proposed Zoning Map Amendment’s (the “Application”) consistency with the Comprehensive Plan and delineates the Application’s compliance with the standard of review outlined in 11-X DCMR § 500.3. Further, the Statement in Support contains a racial equity analysis (*see* p. 5–9).
- **Prehearing Statement (Ex. 14)**: The Prehearing Statement contains the supplemental filing requirements of 11-Z DCMR § 401. Additionally, the Prehearing Statement includes a detailed summary of the Applicant’s community outreach efforts and the Applicant’s compliance with the racial equity analysis tool released by the Zoning Commission on February 2, 2023. (*see* p. 1–2).

As evidenced by the resolutions submitted at [Ex. 11](#) and [Ex. 20](#) in the case record, ANC 4B and ANC 4D voted unanimously to support the Application at their public meeting on October 24, 2022 and on March 15, 2023, respectively.

The record includes two letters at Ex. 21 and Ex. 22 requesting that the Applicant address the availability of on-street parking near the project. The Applicant notes that the portion of Madison Street, NW between 13th Street, NW and Georgia Avenue, NW and the portion of Madison Street, NW between 7th Street, NW and Missouri Avenue, NW are designated for residential parking permit (RPP) only, which limits the ability of non-permit holders to park on-street for more than 2 hours. *See Exhibit A.* Nonetheless, the Applicant would not oppose efforts made by the community to designate the portion of Madison Street, NW between 9th Street, NW and Georgia Avenue, NW for RPP only. Moreover, the zoning regulations address off-street parking, and any development of the property will comply with all applicable off-street parking zoning requirements.

The Applicant believes the record is complete in advance of the public hearing. We look forward to the Commission's consideration of this application at the public hearing scheduled for June 1, 2023. Should the Commission have any questions or need additional information, please do not hesitate to have Office of Zoning staff contact us.

Respectfully submitted,

HOLLAND & KNIGHT LLP

s/ *Kyrus L. Freeman*

Kyrus L. Freeman

John T. Oliver

Enclosures

cc: Certificate of Service

**CERTIFICATE OF SERVICE**

I hereby certify that, on May 12, 2023, a copy of the foregoing correspondence filed by the applicant in Z.C. Case No. 22-34 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)  
Jonathan Kirschenbaum: [jonathan.kirschenbaum@dc.gov](mailto:jonathan.kirschenbaum@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 4D**

Full ANC: [4D@anc.dc.gov](mailto:4D@anc.dc.gov)  
ANC 4D Chair: [4D08@anc.dc.gov](mailto:4D08@anc.dc.gov)  
SMD Representative: [4D01@anc.dc.gov](mailto:4D01@anc.dc.gov)

*s/ John T. Oliver* \_\_\_\_\_  
John T. Oliver  
Holland & Knight LLP