



Paul A. Tummonds  
ptummonds@goulstonstorrs.com  
202-721-1157

Lawrence Ferris  
lferris@goulstonstorrs.com  
202-721-1135

September 26, 2019

Sharon Schellin, Secretary  
D.C. Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> Street, N.W., Suite 200-S  
Washington, DC 20001

**Re: Application of Terrace Manor Redevelopment LP (“Applicant”) for  
Approval of a Consolidated Planned Unit Development for 3301 23rd Street  
SE (Square 5894, Lot 63) (the “Property”)**

Dear Ms. Schellin:

On behalf of the Applicant, enclosed please find two copies of an application for consolidated approval of a Planned Unit Development (“PUD”) for the above-referenced Property, along with ten copies of the plans. The proposed PUD will facilitate the redevelopment of the Property with a new 130-unit multifamily building to replace the existing dilapidated apartment buildings on the site.

The Application was filed electronically through the Interactive Zoning Information System (IZIS) on September 26, 2019. The application package filed online and enclosed herein meets the filing requirements detailed in Subtitle Z, Chapter 3 of the Zoning Regulations, and includes the completed application form, copy of the notice of intent to file the PUD that was mailed to surrounding property owners and parties (with certification of mailing and list of property owners), detailed architectural drawings, plans, and elevations of the proposed project (which include photographs of the existing property), and a map depicting the zoning for the property and surrounding area.

Also attached to this letter are two sets of preprinted labels for the surrounding property owners and parties, and a check for \$650, which represents the filing fee in this matter.

Please feel free to contact Paul at (202) 721-1157 or Lawrence at (202) 721-1135 if you have any questions regarding the above. We look forward to the Commission’s consideration of this matter at an upcoming public meeting.

ZONING COMMISSION  
District of Columbia  
CASE NO.19-19  
EXHIBIT NO.1

Sincerely,



Paul A. Tummonds



Lawrence Ferris

Enclosures

**Certificate of Service**

The undersigned hereby certifies that copies of the foregoing document will be delivered by first-class mail or hand delivery to the following addresses on September 26, 2019.

Jennifer Steingasser  
Office of Planning  
1100 4<sup>th</sup> Street, SW, Suite 650E  
Washington, DC 20024

Jonathan Rogers  
District Department of Transportation  
55 M Street, SE, Fourth Floor  
Washington, DC 20003

ANC 8E (7 copies)  
1310 Southern Avenue  
Room G047  
Washington DC 20032

Monica Watts – ANC 8E03  
3225 23<sup>rd</sup> Street SE  
Washington, DC 20020

Humam Abdulmalik – ANC 8B06  
3416 25<sup>th</sup> Street SE #13  
Washington, DC 20020



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Lawrence Ferris