

April 24, 2020

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 Enterprise Community Development, Inc. ("Applicant") for a Modification of Significance for the Large Scale Planned Development ("LSPD") Approval for Edgewood Commons (Square 3630, Lots 2, 5, 803, 805, 807, & 810 – 813) (the "Property")**

Dear Ms. Schellin:

On behalf of the Applicant, enclosed please find two copies of an application for a Modification of Significance for an approved LSPD<sup>1</sup> for the above-referenced Property, along with ten copies of the plans. The proposed PUD Modification seeks to create a new all-affordable, age restricted residential building on an undeveloped portion of the Property.

The Application was filed electronically through the Interactive Zoning Information System (IZIS) on April 24, 2020. The application packages filed online and enclosed herein meet the filing requirements detailed in Subtitle Z, Chapter 3 of the Zoning Regulations, and include the completed application forms, 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 current and proposed Zone Districts 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 \$520, which represents the filing fee in this matter.

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<sup>1</sup> An LSPD is analogous and a precursor to a planned unit development ("PUD"). LSPDs were regulated under Article 75, Section 7501 of the Zoning Regulations in effect at the time and were eventually replaced by PUDs. As this application will describe further, for purposes of application standards and procedure in this case, the LSPD will be reviewed and modified in accordance with the PUD regulations in Subtitle X, Chapter 3 and Subtitle Z of the Zoning Regulations.

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Please feel free to contact Cary at 202-721-1113 or Meghan at 202-721-1138 if you have any questions regarding the above. We look forward to the Commission's consideration of this matter at an upcoming public meeting.

Sincerely,

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/s/

Cary Kadlecek

Meghan Hottel-Cox

