

Holland & Knight

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December 24, 2020

VIA IZIS

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

**Re: Application for Special Exception Approval Pursuant to Subtitle I § 581
300 12th Street, SW (Square 326, Lot 806)**

Dear Members of the Zoning Commission:

On behalf of Jemal's Cotton Annex L.L.C. (the "Applicant") we hereby submit an application and supporting materials requesting special exception approval pursuant to 11-I DCMR § 581 related to the rehabilitation of the existing Cotton Annex building and new construction of an apartment house located in the D-8 zone district at 300 12th Street, SW (Square 326, Lot 806) (the "Property"). The following materials are enclosed in support of the application:

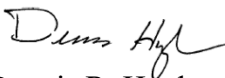
- A filing fee in the amount of \$3,640, as required pursuant 11-Z DCMR § 1600.11 and 11-Y DCMR §§ 1600.1(b)(24) (the fee for any other special exception is \$1,560) and 1600.1(c) (the fee for a variance is \$1040);
- Application Forms: (i) Form 107 - Application to the Zoning Commission; (ii) and Form 135 - Self-Certification;
- A letter from the Applicant authorizing Holland & Knight LLP to file and process the application on its behalf;
- Surveyor's plat showing the boundaries and dimensions of the existing and proposed structures on the Property;
- Architectural plans, elevations, sections and renderings illustrating the existing and proposed structures (Architectural Drawings);
- Portion of the Zoning Map showing the Property (included within the Architectural Drawings);
- Statement of existing and intended uses of the Property;

- Statement of Support explaining how the application meets the specific tests identified in the Zoning Regulations (Statement of Support);
- Photographs of the Property (included within the Architectural Drawings);
- List of maps, plans, or other documents readily available to the public, which may be offered as evidence;
- A written summary of the testimony of witnesses;
- Resumes for the witness who may testify as experts at the public hearing;
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the Property, in both list and mailing label format;
- A statement of the efforts made by the Applicant to apprise the affected Advisory Neighborhood Commission (“ANC”) of this application (included within the Statement of Support); and
- Certificate of service demonstrating that the Office of Planning and ANC 6D have been provided a copy of the application.

We respectfully request that the Commission schedule the application for a public hearing on the next available date.

Sincerely,

HOLLAND & KNIGHT LLP

By: 
Dennis R. Hughes

Enclosures

cc: Jennifer Steingasser, D.C. Office of Planning (w/ enclosures via email)
Stephen Cochran, D.C. Office of Planning (w/ enclosures via email)
Anna Chamberlin, District Department of Transportation (w/enclosures via email)
David Maloney, Historic Preservation Office (w/ enclosures via email)
Advisory Neighborhood Commission 6D (w/ enclosures via email)

CERTIFICATE OF SERVICE

I hereby certify that on December 24, 2020, a copy of the foregoing application to the Zoning Commission was served by electronic mail on the following at the addresses stated below.

Ms. Jennifer Steingasser
District of Columbia Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024
jennifer.steingasser@dc.gov

VIA EMAIL

Advisory Neighborhood Commission 6D
1101 4th Street SW, Suite W-130
Washington, DC 20024
6d@anc.dc.gov

VIA EMAIL

Commissioner Gail Fast
ANC 6D01
6d01@anc.dc.gov

VIA EMAIL



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