

Holland & Knight

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January 21, 2022

VIA IZIS

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

Re: Application for Consolidated Review and Approval of a Planned Unit Development and Zoning Map Amendment at Lots 82, 846, 856, and 859 in Square 3846 and Lots 38, 825, 829, 832, 833, and 834 in Square 3841 (collectively, the “PUD Site”)

Dear Members of the Commission:

On behalf of Hanover R.S. Limited Partnership (the “Applicant”), enclosed please find an application for consolidated review and approval of a Planned Unit Development (“PUD”) and a related Zoning Map amendment.

The PUD Site is currently zoned PDR-2. The Applicant proposes to rezone the western and southern portion of the PUD Site – i.e., generally Lots 82, 825, 832, 846, and 856, as well as the closed public street and closed public alleys – to the Mixed Use (MU)-6A zone district and the northeastern corner of the PUD Site – i.e., generally lots 38, 829, 833, and 834, as well as the closed public alleys – to the MU-4 zone district.¹

Enclosed please find the following materials:

- Letters from the Applicant and various owners of the lots comprising the Site authorizing Holland & Knight LLP to file and process this application; and
- The Applicant’s Statement in Support of the application and supporting exhibits, pursuant to 11-Z DCMR §§ 300.11, 300.12 and 11-Z DCMR § 304.7.

¹ The Applicant has an application pending with the Office of the Survey for the District of Columbia that seeks to close portions of the public alley system in Square 3841 and 3846, as well as a 10-foot portion of the south side of Franklin Street. This application also includes dedication of land to effectuate the proposed realignment of Reed Street in connection with the PUD.

A check in the amount of \$1,300.00 made payable to the D.C. Treasurer for the PUD and Zoning Map amendment application filing fees, as required by 11-Z DCMR § 1600.3, will be provided upon acceptance of the application by the Office of Zoning.

We look forward to the Commission's consideration of this application.

Sincerely,

HOLLAND & KNIGHT LLP



Christine M. Shiker



Christopher S. Cohen


Enclosures

cc: Certificate of Service (via e-mail; w/ encl.)

CERTIFICATE OF SERVICE

I hereby certify that on January 21, 2022, a copy of the foregoing application for a consolidated PUD and related Zoning Map amendment was served on the following:

- | | |
|--|--|
| 1. D.C. Office of Planning
Ms. Jennifer Steingasser
Mr. Joel Lawson
jennifer.steingasser@dc.gov
joel.lawson@dc.gov | VIA E-MAIL |
| 2. Ms. Anne Fothergill
D.C. Office of Planning
Development Review Specialist
1100 4th Street, S.W.
Suite E-650
Washington, D.C. 20024
anne.fothergill@dc.gov | VIA E-MAIL AND
UPS OVERNIGHT DELIVERY |
| 3. Advisory Neighborhood Commission 5B
c/o Commissioner Ursula Higgins, Chair
5B@anc.dc.gov
5B02@anc.dc.gov | VIA E-MAIL |
| 4. Commissioner Ra Amin
Single-Member District Representative
ANC 5B-04
5B04@anc.dc.gov | VIA E-MAIL |
| 5. District Department of Transportation
Ms. Anna Chamberlin
Mr. Aaron Zimmerman
Ms. Kelsey Bridges
anna.chamberlin@dc.gov
aaon.zimmerman@dc.gov
kelsey.bridges@dc.gov | VIA E-MAIL |
| 6. Brookland Neighborhood Civic Association
c/o Daniel Schramm, President
daniel.p.schramm@gmail.com | VIA E-MAIL |


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