

# Holland & Knight

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

Leila M. Jackson Batties  
202.419.2583  
leila.batties@hklaw.com

Christopher S. Cohen  
202.469.5127  
christopher.cohen@hklaw.com

March 17, 2022

## **VIA IZIS**

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

**Re: Application of Mid-Atlantic Neighborhood Development Corporation for a  
Zoning Map Amendment  
4411 14th Street, NW (Lot 813 in Square 2819) (the “Property”)**

Dear Members of the Commission:

On behalf of Mid-Atlantic Neighborhood Development Corporation (the “Applicant”), the designated representative of the owner of the Property, we hereby submit this application for approval of an amendment to the Zoning Map. The Applicant seeks to rezone the Property from the Mixed Use (MU)-3A zone to the MU-7A zone.

As set forth in the attached Statement in Support, the proposed rezoning to the MU-7A zone will establish zoning on the Property that is not inconsistent with the Comprehensive Plan, as required under D.C. Code § 6-641.02. The Applicant’s request will implement zoning that better aligns with the Property’s designation on the Comprehensive Plan Future Land Use Map. Ultimately, the proposed Zoning Map amendment will facilitate the redevelopment of a mixed use project that will provide new housing and affordable housing.

The materials filed online and enclosed herein satisfy the filing requirements detailed in Chapter 3 of Subtitle Z of the 2016 Zoning Regulations. A check made payable to the D.C. Treasurer for \$650.00, which represents the correct filing fee for a contested case map amendment application pursuant to Subtitle Z § 1600.3, will also be delivered to the Office of Zoning upon submission of the application.

We look forward to the Commission's consideration of this matter. Please do not hesitate to have Office of Zoning staff contact us with any questions or additional requests for information.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Leila M. Jackson Batties

Christopher S. Cohen

Enclosures

cc: Certificate of Service

## CERTIFICATE OF SERVICE

I hereby certify that, on March 17, 2022, a copy of the foregoing Zoning Map amendment application, filed by Mid-Atlantic Neighborhood Development Corporation, for the property located at 4411 14th Street, NW (Lot 813 in Square 2819) was served upon the following:

1. **D.C. Office of Planning**  
Ms. Jennifer Steingasser  
Mr. Joel Lawson  
via Email: [jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)  
[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)
  
2. **Advisory Neighborhood Commission 4C**  
c/o Commissioner Paul Johnson, Chair  
via Email: [4C@anc.dc.gov](mailto:4C@anc.dc.gov)  
[4C07@anc.dc.gov](mailto:4C07@anc.dc.gov)
  
3. **Commissioner Audrey Anderson Duckett**  
Single Member District Representative, ANC 4C-05  
via Email: [4C05@anc.dc.gov](mailto:4C05@anc.dc.gov)
  
4. **District Department of Transportation**  
Mr. Aaron Zimmerman  
Mr. Jonathan D. Rogers  
via Email: [aaron.zimmerman@dc.gov](mailto:aaron.zimmerman@dc.gov)  
[jonathan.rodgers2@dc.gov](mailto:jonathan.rodgers2@dc.gov)



Christopher S. Cohen, Esq.  
Holland & Knight LLP