

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



June 23, 2014

Zoning Commission
for the District of Columbia
441 4th Street, N.W. - Room 220S
Washington, D.C. 20001

RE: ZC Case No. 08-07 - Second-Stage Approval for Lot 839 and a portion of Lot 906
in Square 5785 - Request for Hearing Fee Waiver

Dear Members of the Commission:

The District of Columbia Department of Housing and Community Development ("DHCD") requests the Zoning Commission ("Commission") to waive the portion of the hearing fee attributable to the subsidized housing units for the above-referenced case per 11 DCMR § 3042. Section 3042 permits the Commission to waive the normal hearing fee for applications for the construction of a low or moderate income subsidized housing development. As described herein, the modification requested pursuant to this application involves the construction of new income restricted housing units which are eligible for funding from a recognized District of Columbia or federal housing subsidy program.

The applicant is Four Points LLC and Curtis Properties Inc., as contract purchaser and owner, respectively (together, the "Applicant"). The Applicant proposes to construct a new six story, mixed income residential building at 2255 Martin Luther King Jr. Avenue, S.E. (Lot 839 and a portion of Lot 906 in Square 5785) (the "Site"). The development program includes 71 residential units and 80 percent of the units will be low or moderate income units eligible for funding from a recognized District of Columbia or federal housing subsidy program. DHCD hereby certifies that the Applicant submitted an application to DHCD for project funding on June 2, 2014 and if awarded eighty percent (80%) of the project will qualify as a "subsidized housing development" under 11 DCMR §3042.2.

Thus, DHCD hereby requests that the Commission waive eighty percent of the normal hearing fee for this application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael P. Kelly', is written over the typed name and title.

Michael P. Kelly
Director

ZONING COMMISSION

District of Columbia