



Meridith H. Moldenhauer

Co-Chair, Zoning, Land Use & Development

Washington, D.C.

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Meridith uses her real-world experience with her extensive legal knowledge to provide her clients with creative and results-driven legal advice. Armed with her in-depth business and regulatory background, Meridith works closely with developers, architects, contractors, property owners, and tenants as an integral member of their team.

Meridith has deep roots in Washington D.C., growing up in both Annapolis and Georgetown, attending Georgetown University and the University of Richmond, and building her family on Capitol Hill. Meridith served as a board member and chair of the Board of Zoning Adjustment from 2009 to 2011 as a mayor appointee, appointed by Mayor Adrian Fenty. Meridith brings her knowledge of the region to her practice to provide her clients with informed legal insight and useful risk analysis. Meridith's background in business, in conjunction with her regulatory experience, informs her approach to the practice of law and enables her to deliver realistic risk assessments and options, thus allowing her clients to proceed from an informed perspective. In addition to her focus on zoning, land use, and development, Meridith also possesses experience advising clients on a broad range of licensing, advertising, compliance, and distribution issues before the District of Columbia Alcoholic Beverage Control (ABC) Board.

Experience

Represented a national developer in obtaining Zoning Commission approval of a planned unit development and related map amendment for construction of a 12-story, 101,000 sq. ft. building with 115 all-affordable units and ground floor retail in the NoMa neighborhood of Washington, D.C.

Represented a national developer in obtaining Zoning Commission approval for voluntary design review and related zoning relief on a unique site with complex WMATA encumbrances in order to construct a nine-story building with 109 dwelling units.

Obtained zoning relief on behalf of a client who was able to benefit from new penthouse regulations that allow for special exception relief to operate a penthouse restaurant above a 97-room hotel in the Bloomingdale neighborhood of Washington, D.C.

Represented a developer to obtain D.C. Court of Appeals affirmance of approval by the DC Board of Zoning Adjustment (BZA) of a 36-unit memory care facility in a low-density residential zone that will serve individuals with dementia and Alzheimer's disease, despite substantial opposition from a large group of nearby homeowners.

Represented a national real estate investment group in zoning, transactional, and litigation services to invest \$56.5 million equity to build an apartment, office, and retail project with over 1.25 million sq. ft. of space located in the Union Market neighborhood.

Represented a national real estate investment group in connection with a \$43 million acquisition of land in NoMA to construct a 508-unit apartment building with ground floor retail space.

Represented Kline Operations LLC in order to build an 11-story plus penthouse, 153-key hotel. Obtained five areas of zoning relief, despite opposition from a neighboring residential apartment building.

Practice Areas

- Zoning, Land Use & Development
- Real Estate
- Business

Industry Sectors

- Real Estate & Construction

Education

- University of Richmond School of Law, J.D., 2004
- Georgetown University, B.S., 2001

Bar Admissions

- District of Columbia
- Maryland
- Virginia

Awards & Honors

- Rising Star, Washington D.C. Super Lawyers, 2013-2019
- Best Lawyers in America, 2021-2025
- Women of Influence, GlobeSt., 2022

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Represented a local developer in obtaining regulatory, zoning, and public space approvals to build a 56-unit building with 6,104 sq. ft. of retail at grade and 3,641 sq. ft. below grade retail.

Represented a real estate developer in connection with all land use and zoning entitlements for planned unit development and zone map amendment to build an 11-story hotel, ground floor restaurant, gallery, rooftop restaurant, pool, and bar. Worked with D.C. Council and community to obtain council approval for alley closing.

Represented the District of Columbia General Services in the construction of the Ward 3, Ward 5, Ward 7, and Ward 8 short-term family housing buildings.

Represented a 200-room hotel with 30 residential units to develop a 2,040 sq. ft. hotel bar and achieved zoning approval for parking variance and rear yard variance.

Represented a real estate private equity firm, which focuses on boutique and independent hotels, and achieved relief for expansion and exterior signs for the commercial adjunct restaurant as well as expanded commercial adjunct.

Represented a developer in Ward 8 in connection with all land use and zoning entitlements for a successful planned unit development and related map amendment to redevelop the property into a seven-story mixed-use building to contain 100 percent affordable units- 85 dwelling units containing 99,205 sq. ft. of residential space and 15,566 sq. ft. of commercial space.

Represented a developer in a 28-unit residential project, assembled of five lots and achieved zoning approval for 4,958 sq. ft. retail space.