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April 29, 2005

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VIA HAND DELIVERY

Case No.: 03-12A/ 03-13A

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, DC 20001

Re: Final Application for Approval of a Planned Unit Development
Original Zoning Commission Case 03-12 and 03-13

Dear Members of the Commission:

On behalf of Capper/Carrollsburg Venture, LLC, together with the District of Columbia Housing Authority, (collectively the "Applicant"), we hereby submit an application for final review and approval for portions of a planned unit development (PUD), and approval to modify the parking requirement imposed for both the preliminary and consolidated approval of the project. Preliminary and consolidated approval of the entire project was issued pursuant to Zoning Commission Order Number 03-12/03-13, dated February 6, 2004, and effective October 8, 2004.

In this phase of the development, the Applicant intends to construct low-rise residential buildings in Squares 799 and 800 and a community center on Square 881W. The residential buildings will be constructed to a maximum height of 45 feet, and the Applicant proposes to construct the community center to a maximum height of 35 feet. The project will have a floor area ratio ("FAR") of approximately 1.45. There will be 73 parking spaces provided in this phase of the development.

Enclosed herewith, please find:

- An original and twenty copies of an application for final approval of a planned unit development;
- An original and twenty copies of a statement in support of the application and supporting exhibits; and
- A check made payable to the D.C. Treasurer in the amount of $500.00 for the application filing fee.

ZONING COMMISSION
CASE No. 03-12A/03-13A
EXHIBIT No. 1

ZONING COMMISSION
District of Columbia
CASE NO.03-12A/03-13A
EXHIBIT NO.1

The Applicant requests that the Zoning Commission review the application and schedule a public hearing at the earliest possible time. The Applicant and the development team are prepared to respond to questions or provide any additional information which may be required.

Sincerely,

Whayne S. Quin

Enclosures

cc: Advisory Neighborhood Commission 6D
Ellen McCarthy, D.C. Office of Planning
Jennifer L. Steingasser, D.C. Office of Planning