

Form 105

(Revised 05/01/08)

Case No. _____



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



**APPLICATION FOR MODIFICATION OF A PREVIOUSLY APPROVED
PLANNED UNIT DEVELOPMENT (PUD)**

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of Title 11 DCMR – Zoning Regulations, request is hereby made for a modification to a previously approved PUD, details of which are as follows:			Total Area of the Site:	33 acres	Square Feet Acres
Square No.	Lot No.	Square Feet	Baist Atlas No.:	Page	
SEE ATTACHED			Date of Preliminary Approval:	October 8, 2004	
			ZC Case/Order No.:	03-12/03-13	
			Concurrent change of zoning (circle one): (if yes, please complete a Map Amendment Application) Yes / No		
			Advisory Neighborhood Commission(s)/ Single-Member District(s):	6D	
			If applicable, Historic District(s) in which site is located:	N/A	
Address or boundary description of the premises:			In southeast quadrant of District. Generally bounded by 2nd Street, Virginia Avenue, 7th Street and M Street.		
Previous zoning (ZC and/or BZA) actions, including Order No.(s), affecting the above properties:			SEE ATTACHED		
Brief description of proposal:			Modification of Condition Nos. 5, 7 and 11 of Order No. 03-12/03-13 (as amended by Order No. 03-12A/03-13A) and Modification of Condition No. 6 of Order NO. 03-12D/03-13D		
I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)					
Signature:				Date:	9/18/08
Owner's Name:		District of Columbia Housing Authority			
Name of Architect:		The Lessard Group			
Address:		8521 Leesburg Pike, Suite 700			
Zip Code:		22182		Phone No.:	
Person to be notified of all actions:					
Name:		Whayne Quin or Kyrus L. Freeman			
Address:		2099 Pennsylvania Avenue, NW Suite 100			
Zip Code:		20006		Phone No.: 202-955-3000	
DO NOT WRITE BELOW THIS LINE					
Date Received:				Date Accepted:	

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

ZONING COMMISSION
District of Columbia
CASE NO. 03-12G/03-13G
EXHIBIT NO. 14A

Properties Included in Zoning Commission Case/Order No. 03-12/03-13, as amended by Order
No. 03-12A/03-13A

The preliminary approval of the PUD applies to the following properties: Square 737, those portions of Lot 814 and Reservation 17A that lie south of the southern right-of-way line of I Street extended; Square 799, Lots 20, 27, 28, 29, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 803, 805, 807, 808, 809, 816, 818, 819, 825, 826, and 827; Square 800, Lots 25, 26, 27, and 28; Square 824, Lots 37, 38, and 39; Square N853, Lot 809; Square 880, Lot 24; Square W881, that part of Lot 800 within 132 feet of 5th Street; Square 882, Lot 76; and all of Squares 739, 767, 768, 769, 797, 798, 825, and S825.

The consolidated approval of the PUD applies to the following properties: Square 824, Lots 37, 38, and 39; Square S825, Lots 30, 31, 32, and 33; Square 880, Lot 24; and all of Squares 797, 798 and 825.

Prior PUD Actions

Pursuant to Order Number 03-12/03-13, granted October 8, 2004, the Commission granted preliminary approval of the PUD for the following properties: Square 737, those portions of Lot 814 and Reservation 17A that lie south of the southern right-of-way line of I Street extended; Square 799, Lots 20, 27, 28, 29, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 803, 805, 807, 808, 809, 816, 818, 819, 825, 826, and 827; Square 800, Lots 25, 26, 27, and 28; Square 824, Lots 37, 38, and 39; Square N853, Lot 809; Square 880, Lot 24; Square W881, that part of Lot 800 within 132 feet of 5th Street; Square 882, Lot 76; and all of Squares 739, 767, 768, 769, 797, 798, 825, and S825. See Order Number 03-12/03-13, dated February 6, 2004, effective October 8, 2004. The Commission also granted consolidated approval of the PUD for the following properties: Square 824, Lots 37, 38, and 39; Square S825, Lots 31, 32, and 33; Square 880, Lot 24; and all of Squares 797, 798 and 825. The Commission also granted a PUD-related map amendment to rezone the following properties from R-5-B to CR upon completion of the second-stage approval of the PUD: Square 769, that portion lying more than 145 feet from the northern right-of-way line of M Street (including a portion of Reservation 17D); Square 882, that portion lying south of the midpoint of the Square; and all of Squares 767 and 768 (including Reservations 17B and C).

Pursuant to Order No. 03-12B/03-13 B, which became effective April 7, 2006, the Commission approved a minor modification to allow for construction of the multi-family building in Square 825S to a height of 48 feet, 3¾ inches.

On April 29, 2005, Capper/Carrollsborg Venture, LLC in conjunction with DCHA, filed the first in a series of applications seeking second-stage approval for portions of the project preliminarily approved pursuant to Zoning Commission Order 03-12/03-13. That application also sought approval to modify portions of the parking requirements for the consolidated PUD approval. That application included Lots 44, 45, 46, 47, 48, 49, 50 in Square 799, Lots 20, 25, 26, 27, 28, 816, 818, 819, 820 in Square 800, and Square 881W, and is identified as Zoning Commission Case Nos. 03-12A/03-13A. The property that was the subject of that application consisted of approximately 122,610 square feet of land area and was zoned R-5-B. The Applicant did not seek an amendment to the Zoning Map in connection with that application. That application was

approved pursuant to Order No. 03-12A/03-13A, which became final and effective on September 15, 2006.

On April 21, 2006, Square 769, LLC in conjunction with DCHA, filed the second in a series of applications seeking second-stage approval for portions of the project preliminarily approved pursuant to Order 03-12/03-13. That application included parts of Lots 18, 20 and 21 in Square 769 and is identified as Zoning Commission Case No. 03-12C/03-13C. The property that was the subject of that application consisted of approximately 27,960 square feet of land area and was zoned CG/C-3-C. The Applicant did not seek an amendment to the Zoning Map in connection with that application. That application was approved pursuant to Order No. 03-12C/03-13C, which became final and effective on August 10, 2007. The Commission also took proposed action on May 28, 2008 to approve a modification to increase the building's measured building height from 110 feet to 130 feet, and to increase the gross floor area of the building from 207,785 square feet to 234,182 square feet.

The Commission has also approved a minor modification to change the designation of the multi-family building in Square 825S such that it is not required to be exclusively senior housing. (See Order No. 03-12D/03-13D, effective October 26, 2007). Pursuant to Order No. 03-12E/03-13E, effective October 26, 2007, the Commission approved a minor modification to allow for Squares 767, 768 and 882 to be used as temporary surface parking lot accessory to the new National's ballpark for a period of no more than five years.