

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

<u>Square No.</u>	<u>Lot No.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
<u>2572</u>	<u>35 (815 and 816)</u>	<u>R-5-D and R-5-B</u>	<u>R-5-D</u>

Address or description of the premises:

The affected property has an address of 2480 16th Street, NW

The proposed Zoning Map Amendment application is being filed concurrently with a consolidated planned unit development (PUD) application. The proposed PUD Project ("PUD Project") consists of an addition to the existing Dorchester House Apartments building. The addition will be constructed on the western portion of the Property (Lot 816) which has street frontage on 17th Street, N.W. and which is currently used for surface parking. The western portion of the Property (Lot 816) is located within the R-5-B Zone District and the eastern portion (Lot 815) is located within the R-5-D Zone District. The Zoning Map Amendment application requests a rezoning of the western portion of the Property from the R-5-B Zone District to the R-5-D Zone District.

The existing Dorchester House Apartments building includes 394 apartment units with a gross floor area of 415,464 square feet and provides surface parking for 120 cars. A proposed new building addition will add approximately 180,200 square feet and approximately 145 new residential apartment units to the Property, while increasing the on-site parking to 307 parking spaces. The total gross floor area included in the proposed PUD Project (the existing Dorchester House plus the new building addition) will be approximately 595,664 square feet of gross floor area for a total floor area ratio ("FAR") of 3.77 on the Property. The proposed addition will consist of a six story building at its western edge (along 17th Street) that will have a height of 58 feet, 6 inches measured from 17th Street. Two additional floors will be placed on top of the building and will be setback a distance of 28 feet from 17th Street. The height of the proposed addition at the top of these two upper, set-back, floors will be 78 feet, measured from 17th Street. The entire PUD Project will have a lot occupancy of approximately 45%.

Area of the Site: 158,150 square feet

Baist Atlas No. 3, Page 9.

The above information and attached documents are true to the best of my knowledge.

[Signature]
Owner's Signature

12/13/04
Date

RECEIVED
D.C. OFFICE OF ZONING
2004 DEC 16 PM 2:20

Steven B. Gwira
Owner's Printed Name

Person to be notified of all actions:

<u>Phil T. Feola and Paul A. Tummonds, Jr.</u>	<u>(202) 663-8000</u>
Name	Telephone Number
<u>2300 N Street, N.W. Washington, D.C.</u>	<u>20037</u>
Address	Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No.

ZONING COMMISSION
CASE No. 04-36
EXHIBIT No. 3

ZONING COMMISSION
District of Columbia
CASE NO. 04-36
EXHIBIT NO. 3

INSTRUCTIONS

Any request for an amendment to the Zoning Map that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 1, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #1 for each ownership). In addition to the original form, submit twenty (20) copies.
2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested map amendment. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.
3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.
4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.
6. Non-refundable filing fee of \$125.00 (make check or money order payable to the D.C. Treasurer; no cash).

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).