Z.C. Form #5 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

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 Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
2875	1106, 1107,	CR	CR
	2012, 2026	CR	CR
	2030	ARTS/C-2-B	CR

Address or description of the premises:

The affected property has an address of: 2047 9th Street, N.W.; 2112 8th Street, N.W.; 2110 – 2135 8th Street, N.W.; 2046 – 2058 8th Street, N.W.; 2032 8th Street, N.W.

Area of the Site: 58,023 square feet

Baist Atlas No. ___, Page ____.

Brief description of the proposal:

The Subject Property is located in the vicinity of 9th and V Streets, NW in the Greater Shaw/U Street neighborhood. The Subject Property currently is improved with a mixture of uses such as parking lots, concrete-block industrial buildings, and warehouses. All existing buildings will be demolished. The majority of the Subject Property is located in the CR Zone north of V Street. A portion of the Subject Property is zoned ARTS/C-2-B. The applicant proposes to develop the entire project under CR zoning.

The applicant requests that this PUD be combined with the PUD application submitted for Square 2873, Lot 864. The entire proposed PUD project seeks to develop a three building mixed-use project including approximately 650 – 725 residential units, significant affordable housing, and ground floor retail.

Concurrent change of zoning requested (check one): _X_ Yes __ No

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

Carl Mueller — Owner's Signature

6/7/05 — Date

Owner's Printed Name

Person to be notified of all actions:

Allison Prince — Name — (202) 663-8000 — Telephone Number

2300 N Street, N.W., Washington, D.C. — Address — 20037 — Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 square feet pursuant to Section 2401 of the Zoning Regulations.

Carl Mueller — Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No.

ZONING COMMISSION
District of Columbia
CASE NO.05-17
EXHIBIT NO.2A

INSTRUCTIONS

Any request for one-step (consolidated) approval of a planned unit development (PUD) 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. 5, 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 #5 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 consolidated PUD. 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 $250.00 (make check or money order payable to the D.C. Treasurer; no cash).

7. Compliance with the requirements of Chapter 24 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. Architectural drawings should include one full-size set and twenty (20) reduced sets.

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).

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In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
2873	864	CR	CR

Address or description of the premises:

The affected property has an address of 2210 9th Street, N.W.

Area of the Site: 23,439 square feet

Baist Atlas No. ___, Page ___.

Brief description of the proposal:

The Subject Property is located in the vicinity of 9th and V Streets, NW in the Greater Shaw/U Street neighborhood. The Subject Property currently is improved with a mixture of uses such as parking lots, concrete-block industrial buildings, and warehouses. All existing buildings will be demolished. The Subject Property is located in the CR Zone. The applicant proposes to develop the entire project under CR zoning.

The applicant requests that this PUD be combined with the PUD application submitted for Square 2874, Lots 1106, 1107, 2012, 2026, and 2030. The entire proposed PUD project seeks to develop a three building mixed-use project including approximately 650 – 725 residential units, significant affordable housing, and ground floor retail.

Concurrent change of zoning requested (check one): ___ Yes _X_ No

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

Owner's Signature _____ Date _____

Owner's Printed Name

Person to be notified of all actions:

Name	Telephone Number
	(202) 663-8000

Address	Zip Code
2300 N Street, N.W., Washington, D.C.	20037

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Owner's Signature

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

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

Owner's Signature _____ Date _____

/

Owner's Printed Name

Person to be notified of all actions:

_____ (202) 663-8000
Name Telephone Number

2300 N Street, N.W., Washington, D.C. 20037
Address Zip Code

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Square and Lot	Address	Owner Name
Square 2875, Lot 1106	2047 9th Street, N.W.	Ketel LLC c/o Edward Needle
Square 2875, Lot 1107	2112 8th Street, N.W.	Ketel LLC c/o Edward Needle
Square 2875, Lot 2012	2110 – 2135 8th Street, N.W.	Gilbert Needle
Square 2875, Lot 2026	2046 – 2058 8th Street, N.W.	Ketel LLC c/o Edward Needle
Square 2873, Lot 864	2210 9th Street, N.W.	Ketel LLC c/o Edward Needle