

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:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
2340	820	C-2-A	C-3-A

Address or description of the premises:

1020 Monroe Street, NW WDC 20010

Area of the Site: 11,910 square feet or acres: 0.27 Ac

Baist Atlas No. 3, Page 13.

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

Owner's Signature *[Signature]* For Hope 7 Inc.

Date 23 Nov 05

Owner's Printed Name Hope 7 Monroe Street LP

Person(s) to be notified of all actions:

Name Robert Hall

Telephone Number (202) 234-1730

Address 3423 11th Street, NW

City Washington, DC

Zip Code 20010

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted:

Z.C. Case No.

Zoning Commission
District of Columbia

05-18
37

ZONING COMMISSION
District of Columbia
CASE NO.05-18
EXHIBIT NO.37

Applicant's Statement Setting Forth the Reasons for a Requested PUD Related Map Amendment

This statement references and conjoins ZC Case No. 05-18, a request for a consolidated PUD at the site of 1020 Monroe Street, NW, Washington, DC. The subject of the requested map amendment is also identified as Square No. 2840 and Lot No. 820. It is currently zoned as C-2-A and the requested amendment is to a C-3-A designation.

With the exception of FAR, the design of the proposed redevelopment conforms in every way to a PUD in C-2-A District. The requested map amendment in this case constitutes a procedurally appropriate means to the end of allowing the moderate density increase needed to develop the building as is was originally designed, supported by the community and set down for public hearing.

The applicant understands and acknowledges that the maximum allowable height and density for a PUD in a C-3-A District would result in an inappropriate and monolithic structure. In keeping with this belief, the applicant fully supports a PUD Covenant that expressly constrains any height or density allowances above that needed to construct the project as designed. The PUD Covenant would serve as to preclude any future misappropriation of liberties granted by the C-3-A designation.

For the record, the applicant believes the C-2-B designation to be definitively more appropriate than the C-3-A, however we acquiesce to the contrary opinion of the Office of Planning as expressed at the set down hearing for this case. Ultimately, either designation would provide for the needed density increase and either designation would be appropriately constrained pursuant to the PUD Covenant.

§303.2 (d) of the Comprehensive Plan for the District of Columbia states:

"The policies established in support of the low- and moderate- income housing objectives are as follows:

Provide incentives, as appropriate, to developers prepared to build low- and moderate- income housing, such as permitting additional densities in exchange for incorporating low- and moderate- income housing in development projects...and give zoning preferences to mixed use sites near appropriate Metrorail stations.

The C-2-A designation of the site occurred prior to the opening of two new Metrorail stations within walking distance from the site. Both the Columbia Heights and the Petworth stations have served as catalysts for increased property demand and property values. The resulting decrease in affordability has had an adverse effect on longstanding low-to-moderate income residents of the Columbia Heights neighborhood. The applicant's mixed-use development project near these two new Metrorail stations will facilitate the provision of desperately needed affordable housing. As such, we believe the project merits zoning preferences as described in the text of the Comprehensive Plan.

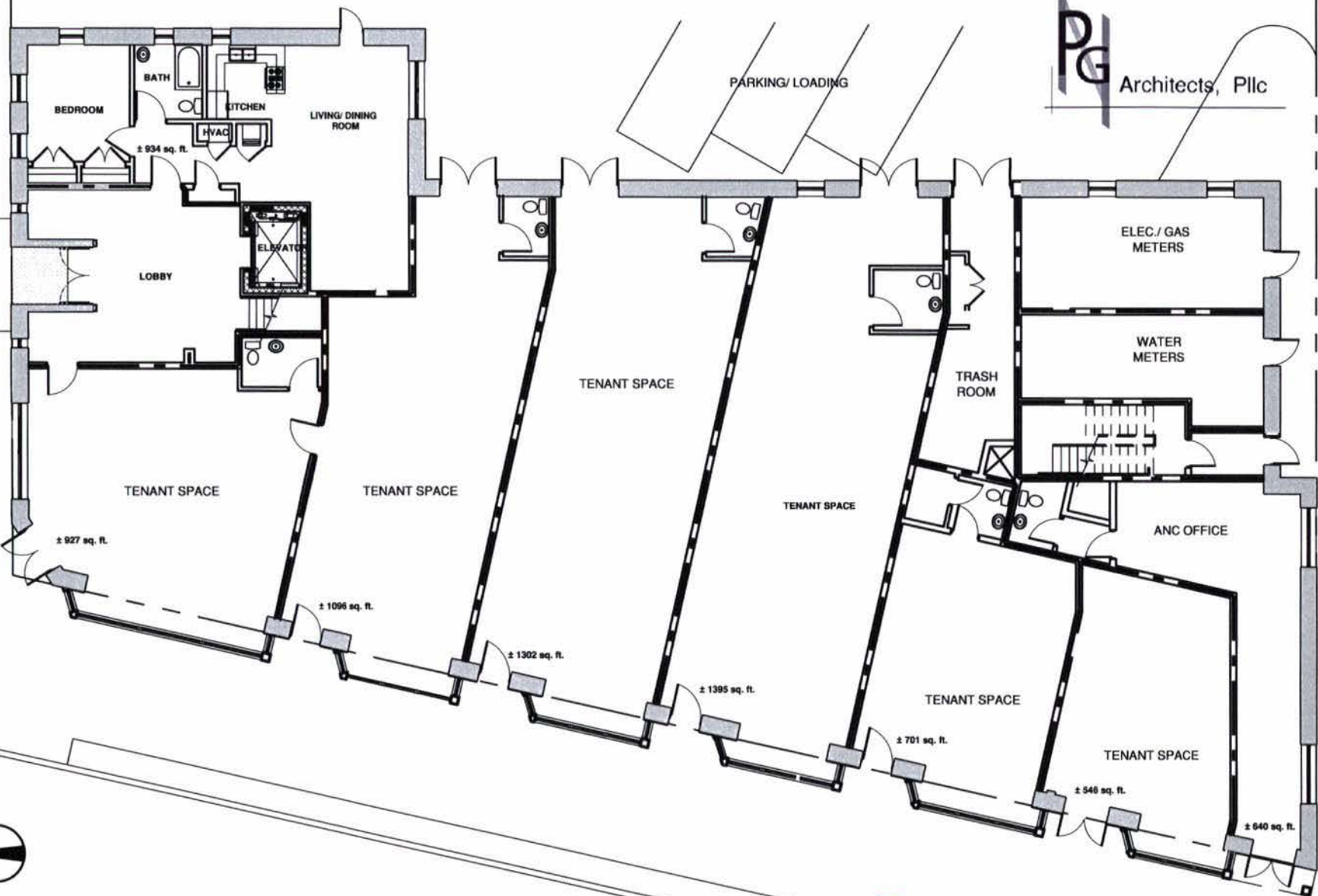
In an Inclusionary Zoning report the Office of Planning states (V-32 of 64):

"...there is ample support for density increases in many sections of the Zoning Regulations and the Comprehensive Plan...OAG believes that...the Housing Elements of the Comprehensive Plan, together with the City Counsel's recent expression of support for an Inclusionary Zoning initiative, make it "not inconsistent" with the Comprehensive Plan for the Zoning Commission to permit increases in FAR above the level suggested on the generalized land use map."

The applicant could not agree more with the forgoing assertions and respectfully requests that the PUD related map amendment, as constrained by a PUD Covenant, be permitted by the Zoning Commission in furtherance of moderately increased density at the site and the PUD's proffered public benefits and amenities including low-to-moderate income affordability at a mixed-use site near two Metrorail stations.

Submitted by Hope 7 Inc.
General Partner
Hope 7 Monroe Street LP

PG Architects, PLLC



SCALE 1/16" = 1'-0"

0 8 16 32'

THE SAGE

WASHINGTON, D.C.

Z.C. CASE #05-18

11TH STREET, NW

November 23, 2005



HOPE 7 Inc.
Affordable Housing Advocates
"The Hope of the People"

PGN ARCHITECTS, PLLC



THE SAGE

WASHINGTON, D.C.

Z.C. CASE #05-18

PROPOSED TYPICAL FLOOR PLAN (2,3,& 4)

November 23, 2005

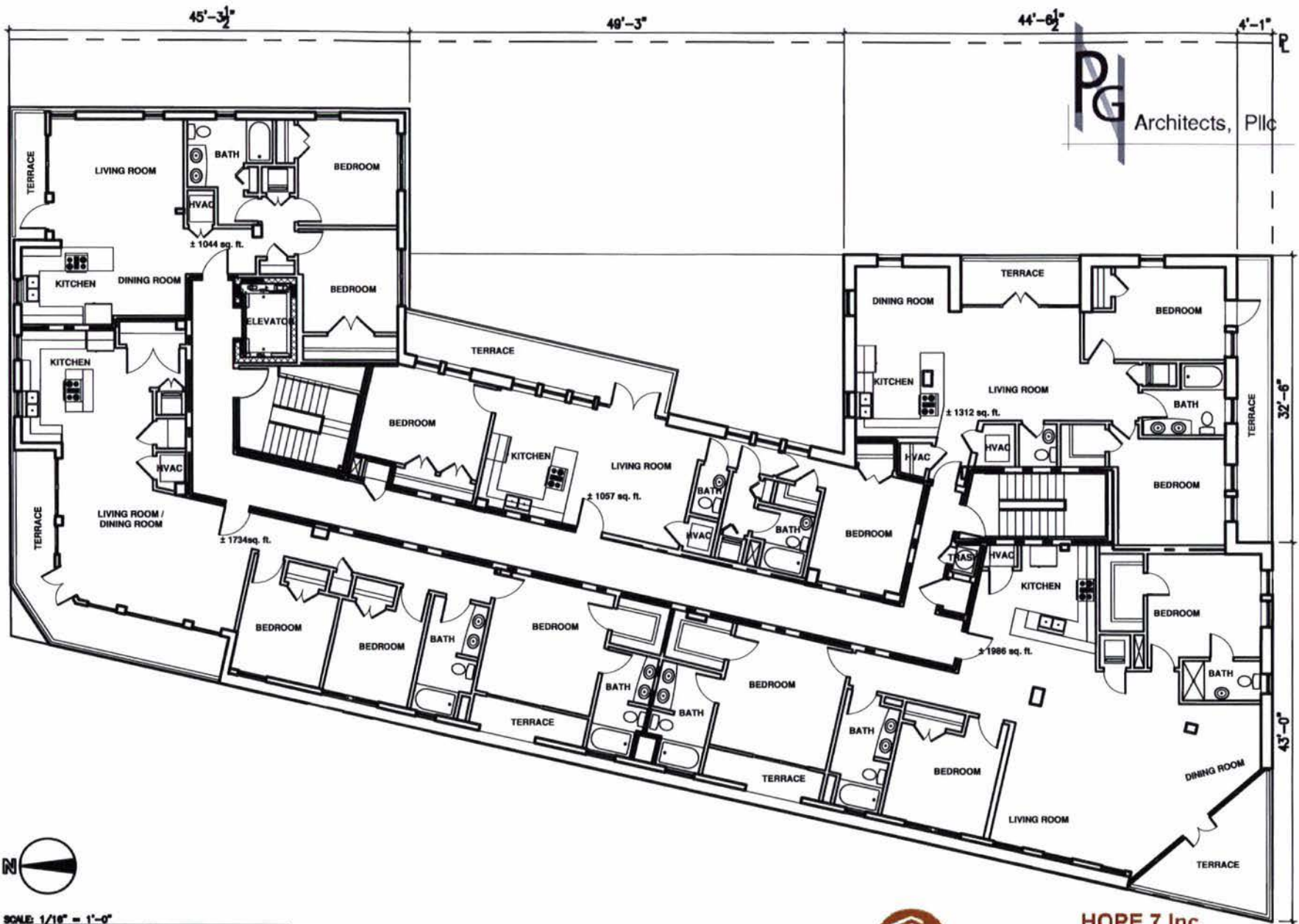


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WASHINGTON, D.C.

Z.C. CASE #05-18

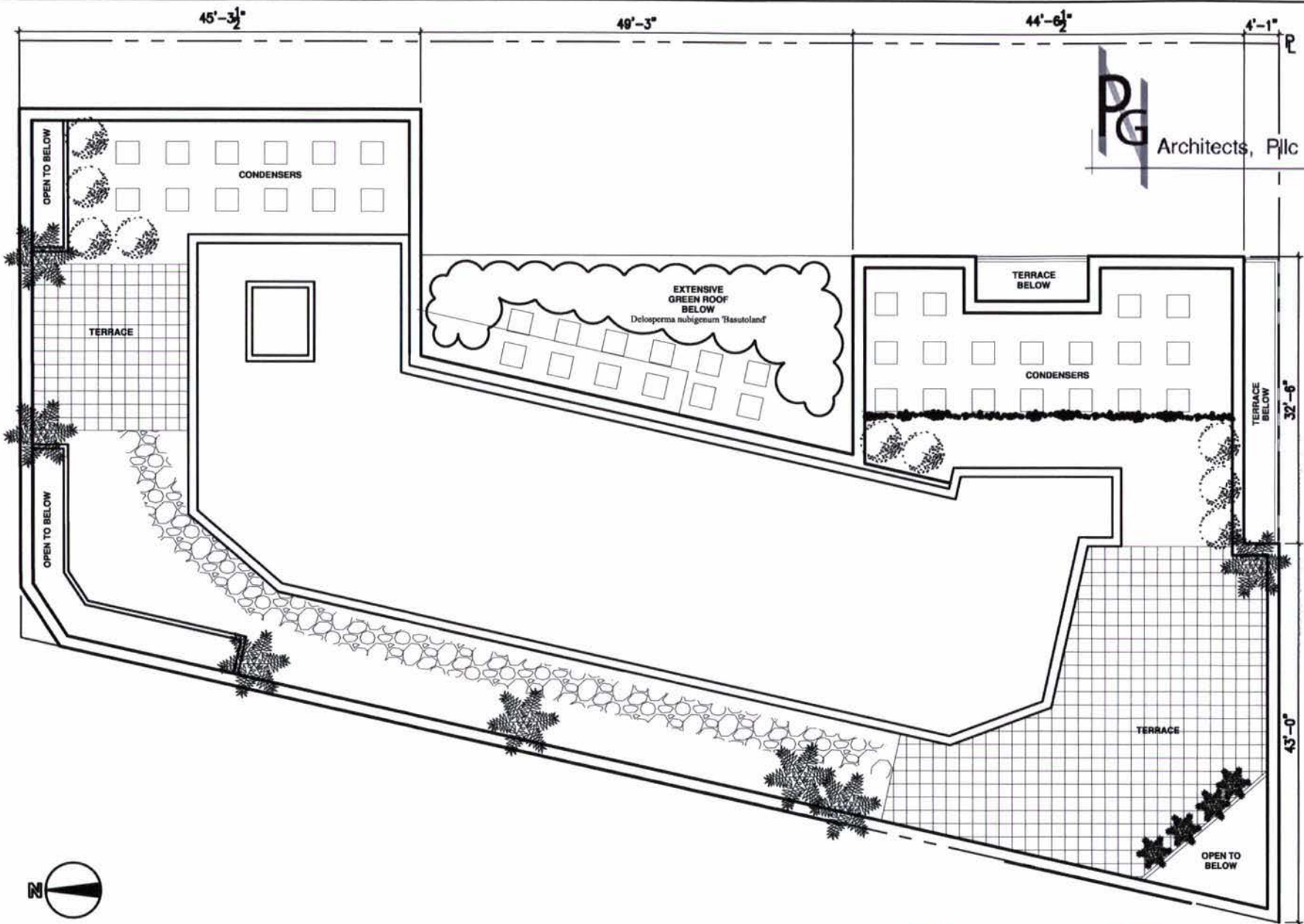
PROPOSED FIFTH FLOOR PLAN

November 23, 2005



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PG Architects, PLLC



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PROPOSED SIXTH FLOOR PLAN

WASHINGTON, D.C.

November 23, 2005

PGN ARCHITECTS, PLLC

Z.C. CASE #05-18



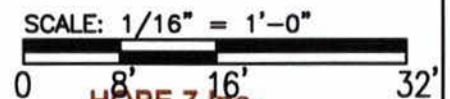
PROPOSED WEST ELEVATION

THE SAGE

WASHINGTON, D.C.

Z.C. CASE #05-18

November 23, 2005



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"The Hope of the People"

PGN ARCHITECTS, PLLC



PROPOSED EAST ELEVATION



SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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PROPOSED NORTH ELEVATION



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WASHINGTON, D.C.

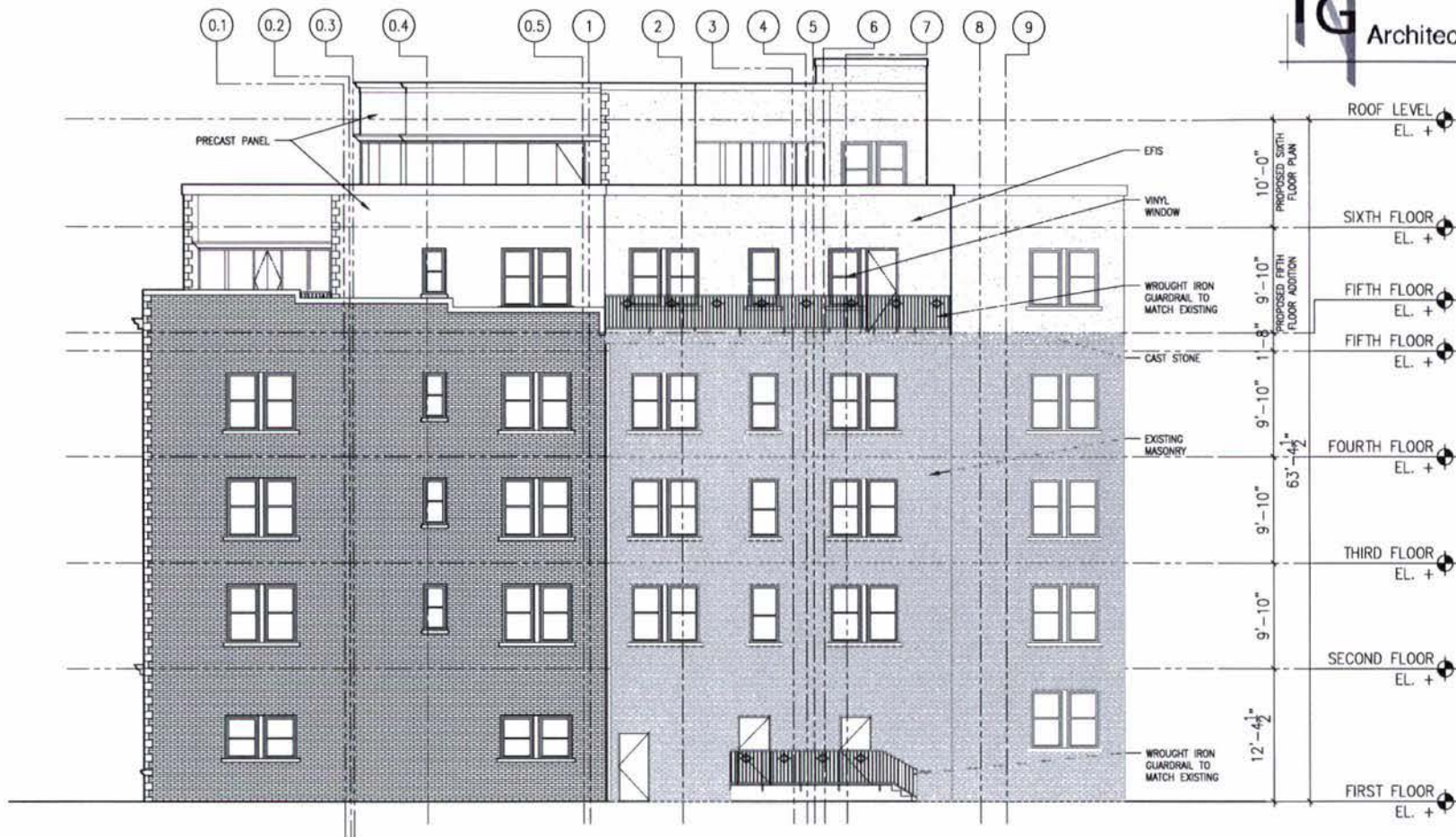
Z.C. CASE #05-18

November 23, 2005

PGN ARCHITECTS, PLLC

SCALE: 1/16" = 1'-0"

32'



PROPOSED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



32'

THE SAGE

WASHINGTON, D.C.

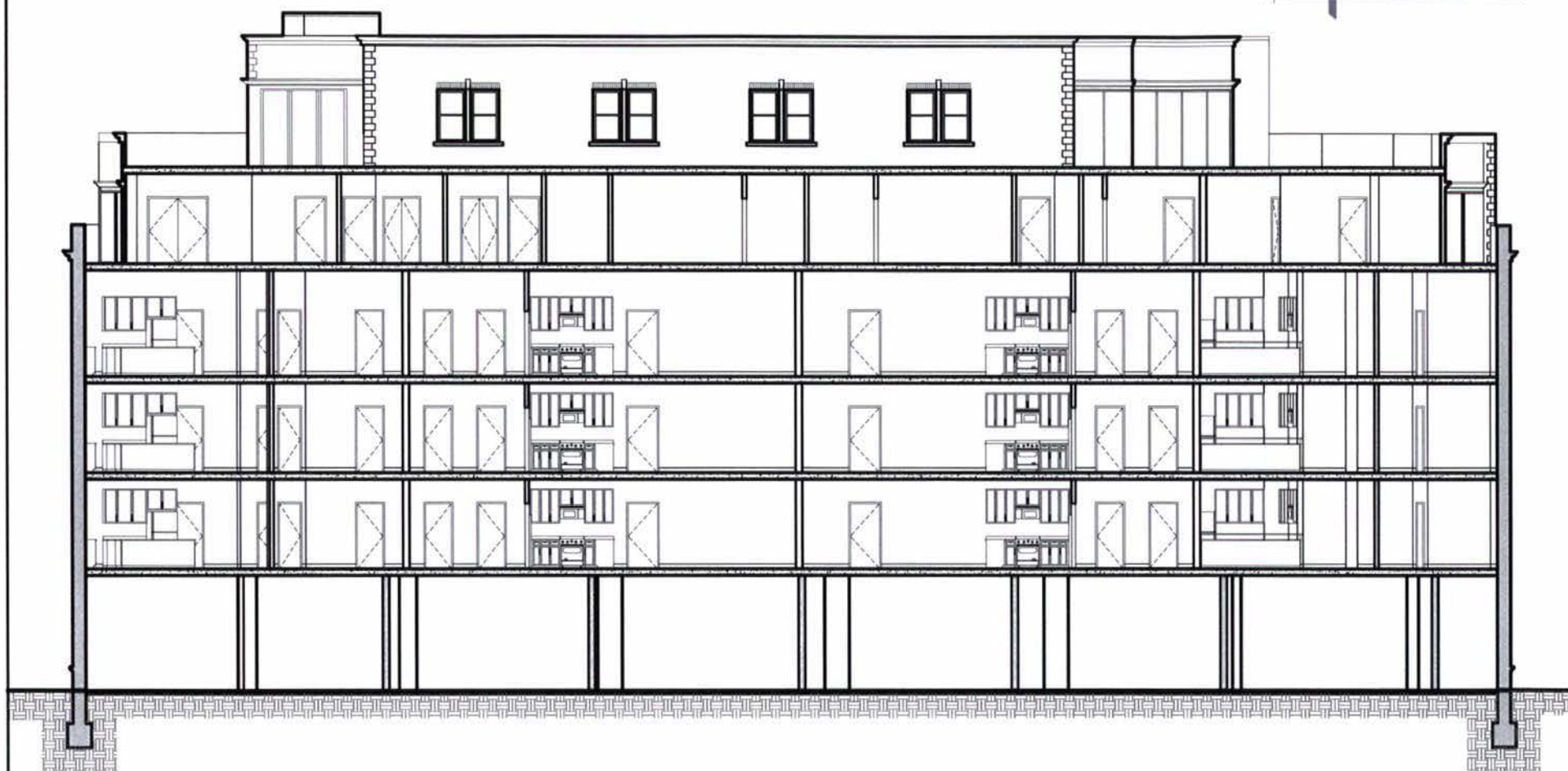
Z.C. CASE #05-18

November 23, 2005



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SCALE: 1/16" = 1'-0"

32'

THE SAGE

PROPOSED SECTION- NORTH/SOUTH

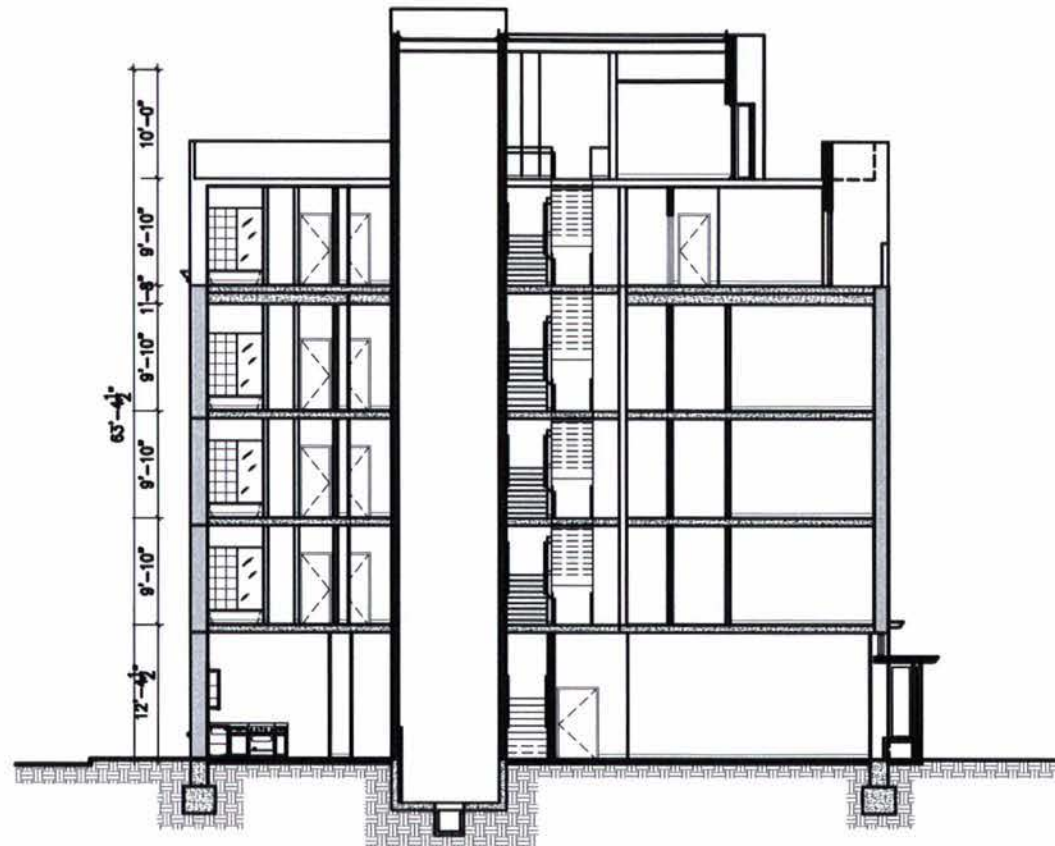


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Z.C. CASE #05-18

November 23, 2005

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PROPOSED SECTION- EAST/ WEST



SCALE: 1/16" = 1'-0"
0 8' 16' 32'

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PROPOSED LINE OF SITE ELEVATION

November 23, 2005



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key Map 1

2.C. Case # 05-18



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 3, 2005

Plat for Building Permit of SQUARE 2840 LOT 820

Scale: 1 inch = 30 feet Recorded in A & T Book Page 1626

Receipt No. 20105

Furnished to: WANDA SHERROD


Surveyor, D.C.

By: L.M.A. 

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

(Signature of owner or his authorized agent)

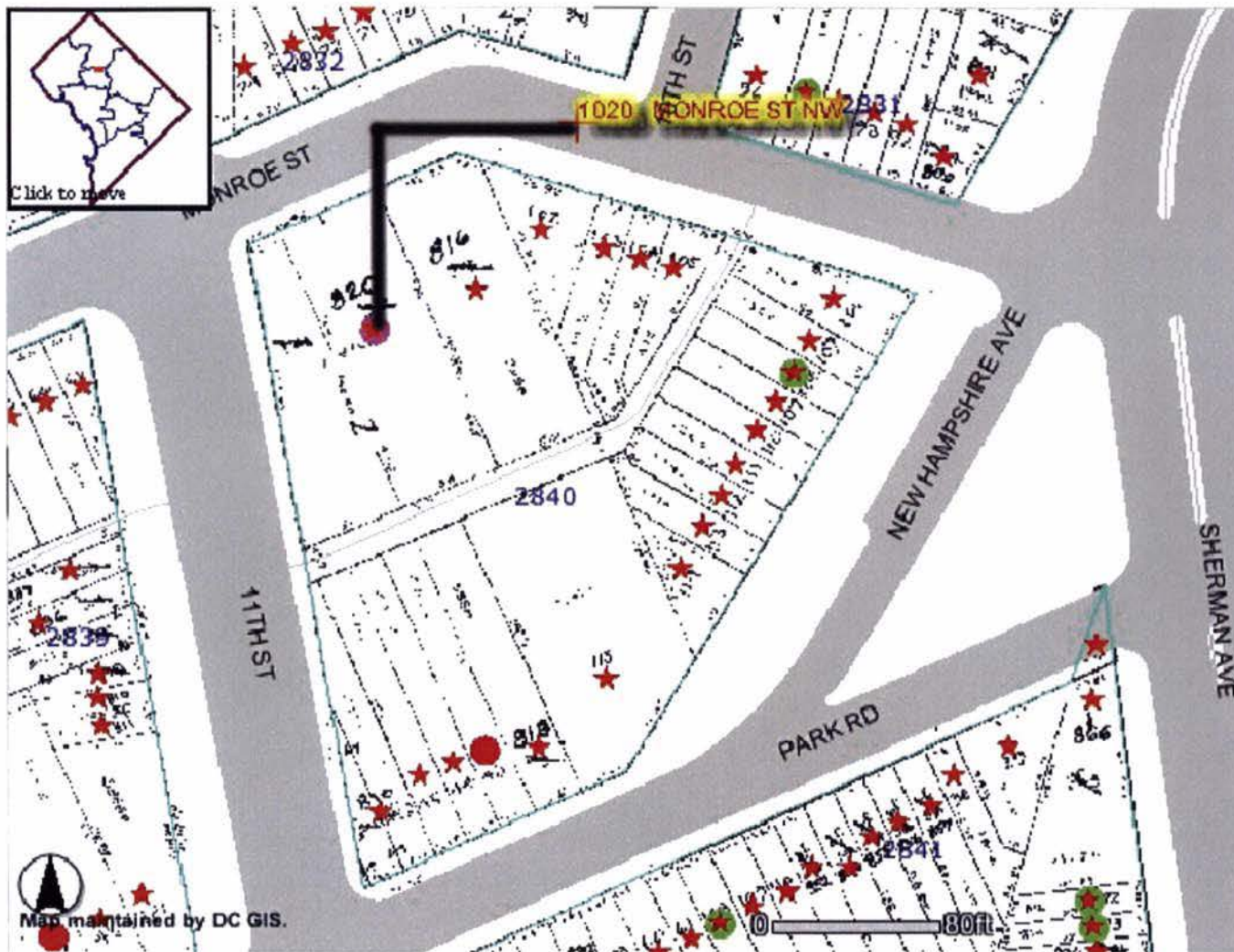
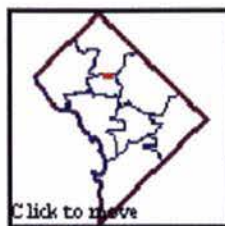
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



Key Map 2

Z.C. Case # 05-18





Map maintained by DC GIS.

Source: DC GIS



THE SAGE

1020 Monroe Street, NW
Washington, DC 20010



HOPE 7 Inc.

Affordable Housing Advocates
"The Hope of the People"

THE SAGE

WASHINGTON, D.C.

Z.C. CASE #05-18

Plat Plan

November 23, 2005

PGN ARCHITECTS, PLLC

SERGE HYACINTHE
1031 PARK ROAD NW
WASHINGTON, DC 20010-2018

ERNESTINA R. BLACKMAN
3312 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20010-1510

DOROTHY L. PORTER
1006 MONROE ST. NW
WASHINGTON, DC 20010-2012

CHARLES W. GREENE III
3310 NEW HAMPSHIRE AVE. NW
WASHINGTON, DC 20010-1510

BRIAN C. STEELE
1004 MONROE ST. NW
WASHINGTON, DC 20010-2012

ALISTAR I. MILLAR
3308 NEW HAMPSHIRE AVE. NW
WASHINGTON, DC 20010-1510

J.S HARRISON
1002 MONROE ST. NW
WASHINGTON, DC 20010-2012

MERID ABOYE
3306 NEW HAMPSIRE AVE. NW
WASHINGTON, DC 20010-1510

MARJORIE MCGAHA
1000 MONROE ST. NW
WASHINGTON, DC 20010-2012

PARK ROAD COMMUNITY CHURCH
1019 PARK ROAD NW
WASHINGTON, DC 20010-2018

CAROLYN C. JOYNER
3322 NEW HAMPSPIRE AVE. NW
WASHINGTON, DC 20010-1510

FINAL JAHABIN
8608 HARTDALE AVE
BETHESDA, MD 20817-3620

BARBARA A. TAYLOR
3320 NEW HAMPSHIRE AVE. NW
WASHINGTON, DC 20010-1510

FIROOZHE ZAFARI
13503 HUNTING HILL WAY
NORTH POTOMAC, MD 20878-4835

NANCY K. STADE
3318 NEW HAMPSHIRE AVE. NW
WASHINGTON, DC 20010-1510

PARK ROAD CUMMINTY CHURCH TRUSTEES
PHOENIX REALTY ASSOCIATION INC
2800 SHERMAN AVE. NW
WASHINGTON, DC 2001-3922

JANICE S. JOHNSON
3316 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20010-1510

HOPE 7 MONROE ST. LP
450 MASACHUSETTS AVE. NW
WASHINGTON, DC 20001-6200

ALPHONSO D. HUFF
3314 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20010-1510

PARK ELEVEN LLC
113 U ST. NW
WASHINGTON, DC 20001-1605



DISTRICT OF COLUMBIA

LURIE THOMASON
3440 11TH ST. NW
WASHINGTON, DC 20010-2006

DISTRICT OF COLUMBIA

FINAL JAHANBIN
1116 MONROE ST. NW
WASHINGTON, DC 20010-2014

JOSEPH T. SCHEVE
7292 FINNS LN
LANHAM, MD 20706-1212

OMER BUYUKBAYRAK
4848 BATTERY LN
BETHERDA, MD 20814-2709

1103 PARK ROAD LLC
1103 PARK ROAD. NW
WASHINGTON, DC 20010-2020

RAMI BADAWY
3600 MACOMB ST. NW
WASHINGTON, DC 20016-3164

1105 PARK ROAD LLC
1817 12TH ST. NW
WASHINGTON, DC 20009-4421

P. FIRIPPIS
8120 BIRNAM WOOD DR.
MC LEAN, VA 22102-2713

MESSERET NEGA
1110 MONROE ST. NW
WASHINGTON, DC 20010-2014

P. FIRIPPIS
8120 BIRNAM WOOD DR.
MC LEAN, VA 22102-2713

MARK ROSENSHIELD
1108 MONROE ST. NW
WASHINGTON, DC 20010-2014

DAVID TSAI
3009 OREGON KNOLLW DR. NW
WASHINGTON, DC 20015-2211

MICHAEL SHIFFLET
1106 MONROE ST. NW
WASHINGTON DC 20010-2014

ANDEW MAJETT
6936 9TH ST. NW
WASHINGTON, DC 20010-2406

RICHARD DUBESHTER
1104 MONROE ST. NW
WASHINGTON, DC 20010-2014

PAULINE PILATE
1432 CRITTENDEN ST. NW
WASHINGTON, DC 20011-4339

RICHARD DUBESHTER
1102 MONROE ST. NW
WASHINGTON, DC 20010-2014

S. GIBSON
1029 PARK ROAD. NW
WASHINGTON, DC 20010-2018



OTIS T. SUTSON
907 MONROE ST. NW
WASHINGTON, DC 20010-2003

RONNIE E. THOMAS
3512 10TH ST. NW
WASHINGTON, DC 20010-1402

MOONEEB JEWAD
909 MONROE ST. NW
WASHINGTON, DC 20010-2003

NAOMI J. GINYARD
3510 10TH ST. NW
WASHINGTON, DC 20010-1402

TCHAKO NGANDJUI
911 MOROE ST. NW
WASHINGTON, DC 20010-2003

J.B HERRERA
9531 BRADDOCK ROAD
FAIRFAX, VA 22032-2539

CORA A MOORHEAD
P.O. BOX 75760
WASHINGTON, DC 20013-0760

DALERIE WILLIAMS
3642 SUTTLAND RD SE
WASHINGTON, DC 20020-1250

BARRY L. TALLEY
1009 MONROE ST. NW
WASHINGTON, DC 20010-2011

PATRICIA CHISHOLM
3522 11TH ST. NW
WASHINGTON, DC 20010-2025

MARGARET SMITH
1011 MONROE ST. NW
WASHINGTON, DC 20010-2011

ISIAH AGER
3520 11TH ST. NW
WASHINGTON, DC 20010-2025

MARIA AREVALOGAGE INC
1015 MONROE ST. NW
WASHINGTON, DC 20010-2011

JULIA TOCHILINA
3518 11TH ST. NW
WASHINGTON, DC 20010-2025

1017 MONROE STREET LLC
25 W MIDDLE LN
ROCKVILLE, MD 20850-2214

PEDRO B. AMAYA
3516 11TH ST. NW
WASHINGTON, DC 20010-2025

JEANETTE FOURTUNE
1019 MONROE ST. NW
WASHINGTON, DC 20010-2011

JAIME BATRES
3514 11TH ST. NW
WASHINGTON, DC 20010-2025

JOSE B. MENDOZA
1021 MONROE ST. NW
WASHINGTON, DC 20010-2011

RICHARD STROMAN
3512 11TH ST. NW
WASHINGTON, DC 20010-2025



ELBERTA M. DUNCOMBE
3900 FERNWOOD DR.
HOUSTON, TX 77021-1522

PARK ELEVEN LLC
113 U ST. NW # R
WASHINGTON, DC 20001-1605

JOSE H CRUZ
1112 MONROE ST. NW
WASHINGTON, DC 20010-2014

SOUTHERN BETH BAPTIST CHURCH TRUSTEES
C/O HANNIBAL BALL TR
1001 MONROE ST. NW
WASHINGTON, DC 20010-2011

