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
2910	35 and 803	C-2-A	C-3-A

Address or description of the premises:

The affected property has an address of 4100 Georgia Avenue, NW and 4101 Kansas Avenue, NW

Area of the Site: 17,640 square feet

Baist Atlas No. ___, Page ____.

Brief description of the proposal:

The Subject Property is located in the Petworth neighborhood of Ward 4 at the intersection of Georgia Avenue, NW, Kansas Avenue, NW and Taylor Street, NW. It is commercially zoned and was used as an automobile lot for a number of decades. The Subject Property is currently located in the C-2-A Zone District. The Applicant requests a Zoning Map amendment to C-3-A.

The proposed PUD project seeks to develop a signature residential project on the Subject Property that will help to enhance and revitalize the long-established residential neighborhood. In total, the project will include approximately 78 new affordable housing residential units (for a total of 68,071 square feet of 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.

Owner's Signature — Date: 6/17/05

4101 Kansas LLC
Owner's Printed Name

Person to be notified of all actions:

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

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

Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No.

ZONING COMMISSION
District of Columbia
CASE NO.05-19
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).

Z.C. Form #1 (5-93)

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 No.	Existing Zoning	Requested Zoning
2910	35 and 803	C-2-A	C-3-A

Address or description of the premises:

The affected property has an address of 4100 Georgia Avenue, NW and 4101 Kansas Avenue, NW.

The proposed zoning map amendment application is being filed concurrently with a consolidated planned unit development ("PUD") application. The proposed zoning map amendment application will rezone the property to the C-3-A Zone District from the C-2-A Zone District.

The Subject Property is located in the Petworth neighborhood of Ward 4 at the intersection of Georgia Avenue, NW, Kansas Avenue, NW and Taylor Street, NW. It is commercially zoned and was used as an automobile lot for a number of decades.

The proposed PUD project seeks to develop a signature residential project on the Subject Property that will help to enhance and revitalize the long-established residential neighborhood. In total, the project will include approximately 78 new affordable housing residential units (for a total of 68,071 square feet of affordable housing) and ground floor retail. The total gross floor area included in the proposed PUD is approximately 79,341 square feet, for a total Floor Area Ratio ("FAR") of approximately 4.5. The building will have a height of approximately 82 feet, as measured from Georgia Avenue. The proposed project will have a lot occupancy of approximately 68%.

Area of the Site: 17,640 square feet

Baist Atlas No. ___, Page ___.

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

Owner's Signature

6/17/05
Date

4101 Kansas LLC
Owner's Printed Name

Person to be notified of all actions:

Allison C. Prince
Name

(202) 663-8000
Telephone Number

2300 N Street, N.W. Washington, D.C.
Address

20037
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No.

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).