

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
<u>3576</u>	<u>815</u>	<u>C-3-C</u>	<u>N/A</u>
_____	_____	_____	_____
_____	_____	_____	_____

Address or description of the premises:

Lot 815 in Square 3576; 187,958 s.f. of vacant land bounded by Eckington Place, N.E. and Harry Thomas Way, N.E.

Area of the Site: 187,958 square feet

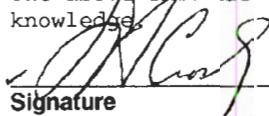
Baist Atlas No. _____, Page _____.

Brief description of the proposal:

Modification to PUD approved under Zoning Commission Case No. 05-23, which included 739,951 square feet of residential area and 15,084 square feet of ground floor retail. The modified PUD will consist of approximately 609,947 square feet of residential floor area for approximately 540-560 dwelling units and a below-grade parking garage with a minimum ratio of .8 spaces per dwelling unit. The maximum building height will be approximately 65 feet; the FAR will be 3.29.

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

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


Signature _____ Date _____

Stephen A. Crosby, President

Printed Name / Title

For:

CSX REALTY DEVELOPMENT, INC.

Owner's Printed Name

Person to be notified of all actions:

NORMAN M. GLASGOW, JR., ESQ.

LEILA M. JACKSON BATTIES, ESQ.

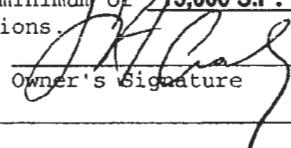
HOLLAND & KNIGHT LLP Telephone Number: **202-955-3000**

2099 PENNSYLVANIA AVENUE, NW

SUITE 100

WASHINGTON, DC 20006

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 S.F. 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.05-23A

EXHIBIT NO.2B



301 West Bay Street, Suite 800
Jacksonville, FL 32202
Phone: (904) 633-4517
Fax: (904) 245-2862

May 16, 2007

Zoning Commission for the
District of Columbia
441 4th Street, N.W.
Washington, D.C. 20001

RE: Application to Modify PUD Approved for Lot 815 in Square 3576

Dear Members of the Commission:

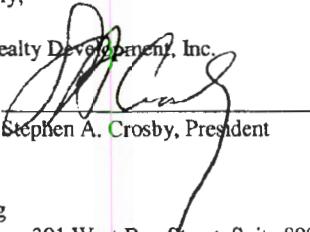
CSX Realty Development, Inc. is the owner of the above-referenced property (the "Property"), which was the subject of Zoning Commission Case No. 05-23. On October 15, 2006, the Zoning Commission took final action on the case to approve a consolidated PUD and related map amendment.

As the owner of the Property, CSX Realty Development, Inc. hereby authorizes NoMa West Residential I, LLC, as the contract-purchaser of the Property, to file an application to modify the approved PUD and to prepare and submit all statements, plans, covenants and other instruments required in connection with the application.

Sincerely,

CSX Realty Development, Inc.

By:

A handwritten signature in black ink, appearing to read "Stephen A. Crosby".
Stephen A. Crosby, President

Mailing
Address: 301 West Bay Street, Suite 800
Jacksonville, FL 32202