

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
3629	808	C-3-A	No Change

Address or description of the premises:

The property that is the subject of this application consists of Lot 808 in Square 3629. The Subject Property is located on the east side of 4th Street, N.E., between Rhode Island Avenue, N.E. and Bryant Street, N.E.

Area of the Site: 39,190 square feet or acres

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Brief description of the proposal:

The Applicant intends to construct a new, mixed-use building on the Subject Property. The building will include approximately 170 units and approximately 3,000 square feet of ground floor retail space. A minimum of twenty percent of the residential floor area will be devoted to affordable housing. The building will be constructed to a maximum height of 90 feet. The project will have an overall floor area ratio ("FAR") of 4.5 and will include approximately 128 off-street parking spaces.

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

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

Green Am
Owner's Signature

July 28, 2005
Date

H Street Community Development Corporation
Owner's Printed Name

Person to be notified of all actions:

Norman M. Glasgow, Jr.
Name

(202) 955-3000
Telephone Number

2099 Pennsylvania Avenue, N.W., Suite 100, Washington, DC 20006-6801
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.

Green Am
Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted:

ZONING COMMISSION
CASE No. 05-25
EXHIBIT No. 2
Z.C. Case No.

RECEIVED
D.C. OFFICE OF ZONING
JUL 29 AM 9:42

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 \$500.00 (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).