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**ZONING COMMISSION
District of Columbia**

CASE NO. 06-01

EXHIBIT NO. 3

ZONING COMMISSION
District of Columbia
CASE NO.06-01
EXHIBIT NO.3

ZONING MISSION 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:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
776	53	C-2-B	C-2-B

Address or description of the premises:

The property that is the subject of this application is located in Northeast and consists of Lots 9, 25-31, 51-53, 800 and 821 in Square 776, including portions of public alleys that transverse the square which the Applicant will request the District government to close. The property is located along the north side of H Street, extending north along 3rd Street approximately 228 feet and north along 4th Street approximately 85 feet. Lot 53 is located at the corner of 3rd and H Streets N.E. and is known as 306 H Street, N.E.

Area of the Site: 60,870 square feet or acres

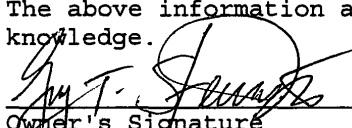
Baist Atlas No. 2, Page 6.

Brief description of the proposal:

The Applicant intends to construct a new building on the site consisting of approximately 306,724 square feet of gross floor area, or a floor area ratio ("FAR") of approximately 5.04. The building will contain approximately 232 apartment units (4.05 FAR) and a maximum of 60,181 square feet (.99 FAR) of gross floor area devoted to a grocery store and neighborhood serving retail and service uses. The new building will be constructed to a maximum height of 90 feet, with the substantial setbacks above the 69 foot level on all street fronts. There will be approximately 376 parking spaces provided in a below-grade garage accessed from 3rd Street.

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

Guy T. Steuart III

For: Steuart Investment Company

1/6/2006
Date

2006 JAN - 6 PM 3:01

D.C. OFFICE OF ZONING

RECEIVED

Person to be notified of all actions:

Norman Glasgow, Jr. / Thomas J. Carroll

(202) 955-3000

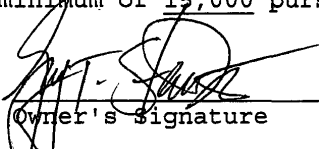
Holland & Knight LLP

2099 Pennsylvania Avenue, N.W.

Washington, D.C.

Zip Code 20006

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


Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

ZONING COMMISSION
District of Columbia
Z.C. Case CASE NO. 06-01
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**ZONING (MISSION 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:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
776	9, 51, 52, 800 & 821	C-2-B	C-2-B
	25-31	C-2-A	C-2-B

Address or description of the premises:

The property that is the subject of this application is located in Northeast and consists of Lots 9, 25-31, 51-53, 800 and 821 in Square 776, including portions of public alleys that transverse the square which the Applicant will request the District government to close. The property is located along the north side of H Street, extending north along 3rd Street approximately 228 feet and north along 4th Street approximately 85 feet. Lots 9, 51, 52, 800, and 821 are known as 316, 322, 326, 328, and 332 H Street N.E. Lots 25-31 are interior to Square 776.

Area of the Site: 60,870 square feet or acres

Baist Atlas No. 2, Page 6.

Brief description of the proposal:

The Applicant intends to construct a new building on the site consisting of approximately 306,724 square feet of gross floor area, or a floor area ratio ("FAR") of approximately 5.04. The building will contain approximately 232 apartment units (4.05 FAR) and a maximum of 60,181 square feet (.99 FAR) of gross floor area devoted to a grocery store and neighborhood serving retail and service uses. The new building will be constructed to a maximum height of 90 feet, with the substantial setbacks above the 69 foot level on all street fronts. There will be approximately 376 parking spaces provided in a below-grade garage accessed from 3rd Street.

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

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

Owner's Signature

Guy T. Stuart III

For: Stuart-H Street LLC

Date

1/6/2006

2006 JAN - 6 PM 3:01

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D.C. OFFICE OF ZONING

Person to be notified of all actions:

Norman Glasgow, Jr. / Thomas J. Carroll

(202) 955-3000

Holland & Knight LLP

2099 Pennsylvania Avenue, N.W.

Washington, D.C.

Zip Code 20006

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

Owner's Signature

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Date Received:

Date Accepted: _____

Z.C. Case No. _____

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:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
776	25-31	C-2-A	C-2-B

Address or description of the premises:

The property that is the subject of this application is located in Northeast and consists of Lots 9, 25-31, 51-53, 800 and 821 in Square 776, including portions of public alleys that transverse the square which the Applicant will request the District government to close. The property is located along the north side of H Street, extending north along 3rd Street approximately 228 feet and north along 4th Street approximately 85 feet. Lots 25-31 are interior to Square 776.

Area of the Site: 60,870 square feet or acres

Baist Atlas No. 2, Page 6.

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

Owner's Signature

Date

Guy T. Steuart III
For: Steuart-H Street LLC

Person to be notified of all actions:

Norman Glasgow, Jr. / Thomas J. Carroll
Holland & Knight LLP
2099 Pennsylvania Avenue, N.W.
Washington, D.C. 20006

(202) 955-3800

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2006 JAN - 6 PM 3:01

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Z.C. Case No.