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ZONING COMMISSION

CASE NO. 06-04

EXHIBIT NO. Tab 4

ZONING COMMISSION

District of Columbia

CASE NO.06-04

EXHIBIT NO.4

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>
3100	48	C-2-A	C-2-B

Address or description of the premises:

The property that is the subject of this application is located in Northwest and consists of Lot 48 in Square 3100. The boundaries of Square 3100 are North Capitol Street on the east, Quincy Place on the north, Florida Avenue on the west, and Q Street and Truxton Circle on the south. The property consists of approximately 18,984 square feet of land area. The property is located on a corner along the north side of Q Street and Florida Avenue, NW and the west side of North Capitol Street. The property extends approximately 150 feet north along North Capitol Street. The property is zoned C-2-A and is currently vacant.

Area of the Site: 18,984 square feet or acres

Baist Atlas No. 3, Page 15.

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

Owner's Signature
Eyob Mamo
For: Florida & Q Street, LLC

Date

2/2/06

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) 955-3000

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted:

Z.C. Case No.

ZONING COMMISSION
CASE No. 09-04
EXHIBIT No. 4

RECEIVED
D.C. OFFICE OF ZONING
2006 FEB - 2 PM 2:45

**ZONING (MISSION OF THE DISTRICT / 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>
3100	48	C-2-A	C-2-B

Address or description of the premises:

The property that is the subject of this application is located in Northwest and consists of Lot 48 in Square 3100. The boundaries of Square 3100 are North Capitol Street on the east, Quincy Place on the north, Florida Avenue on the west, and Q Street and Truxton Circle on the south. The property consists of approximately 18,984 square feet of land area. The property is located on a corner along the north side of Q Street and Florida Avenue, NW and the west side of North Capitol Street. The property extends approximately 150 feet north along North Capitol Street. The property is zoned C-2-A and is currently vacant.

Area of the Site: 18,984 square feet or acres.

Baist Atlas No. 3, Page 15.

Brief description of the proposal:

The Applicant intends to construct a new building on the site consisting of approximately 85,428 square feet of gross floor area, or a floor area ratio ("FAR") of approximately 4.5. The building will contain approximately 77 apartment units (4.3 FAR) and a maximum of 4,000 square feet (.2 FAR) of gross floor area devoted to neighborhood serving retail and service uses. The new building will be constructed to a maximum height of 82.5 feet with the height stepping down to approximately 65 feet at the top of the sixth floor level and further stepping down along the west and north exposures. There will be approximately 84 parking spaces provided in a 2 level below-grade garage accessed from Florida Avenue.

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

Eyob Mammo

For: Florida & Q Street, LLC

Date

2/2/06

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 Accepted: _____

Z.C. Case No. _____

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