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VIA HAND DELIVERY

D C Zoning Commission
Suite 210
441 4th Street, N W
Washington, DC 20001

#06-30

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Re Application for Consolidated Approval of a Planned Unit Development and Zoning Map Amendment

Dear Members of the Commission

On behalf of Pollin Memorial Community Development, LLC ("PMCD"), the District of Columbia (the "District") and the District of Columbia Housing Authority ("DCHA") (collectively referred to herein as the "Applicants"), we hereby submit an application for consolidated review and approval for a planned unit development (PUD) and zoning map amendment

The property that is the subject of this application consists of Lot 804 in Square 5040, Parcel 170/28 and a portion of Parcel 170/27 (the "Subject Property"). The Applicants are seeking consolidated PUD approval and rezoning of the unzoned portion of the Subject Property to the R-5-A zoning District so that the Subject Property will be zoned R-5-A in its entirety. The project will contain approximately 185,234 square feet of gross floor area dedicated to residential uses, with approximately 91 row dwellings, 8 3-unit apartment buildings, and 5 flats on the Subject Property. The buildings will be constructed to a maximum height of three stories. The project will include at least one off-street parking space for each of the 125 units, and 150 on-street parking spaces. The project will have an overall floor area ratio ("FAR") of approximately 0.40 and an overall lot occupancy of approximately 17%.

Enclosed herewith, please find

- An original and twenty copies of an application for consolidated approval of a planned unit development,
- An original and twenty copies of an application for a zoning map amendment,

ZONING COMMISSION
District of Columbia

CASE NO.

06-30

ZONING COMMISSION
District of Columbia

CASE NO. 06-30

EXHIBIT NO.

EXHIBIT NO. 1

- An original and twenty copies of a statement in support of the application and supporting exhibits, and
- A check made payable to the D C Treasurer in the amount of \$750 00 for the application filing fees

The Applicants request that the Zoning Commission review the application and schedule a public hearing at the earliest possible time. The Applicants and the development team are prepared to respond to questions or provide any additional information which may be required.

Sincerely,



Whayne S. Quinn

Enclosures

cc Advisory Neighborhood Commission 7D
 Ellen McCarthy, D C Office of Planning
 Jennifer L. Steingasser, D C Office of Planning