

**2300 PENNSYLVANIA AVENUE, LLC**

APPLICATION TO THE  
DISTRICT OF COLUMBIA ZONING COMMISSION  
FOR A  
MAP AMENDMENT  
FOR  
**2300 PENNSYLVANIA AVENUE, S.E.**  
**LOTS 19, 20, 53, 54, 802, 803, 810 AND 811**  
**IN SQUARE 5560**

2300 Pennsylvania Avenue, LLC  
1001 Pennsylvania Avenue, NW  
Suite 600  
Washington, DC 20004

ZONING COMMISSION  
District of Columbia

CASE NO. 07-16 ZONING COMMISSION  
District of Columbia  
EXHIBIT NO. 5 CASE NO. 07-16  
EXHIBIT NO. 5

**STATEMENT OF SUPPORT OF APPLICATION  
OF 2300 PENNSYLVANIA AVENUE, LLC  
FOR A ZONING MAP AMENDMENT**

This application submitted by the owners of the subject property<sup>1</sup> on behalf of 2300 Pennsylvania Avenue, LLC, seeks approval of a zoning map amendment for a parcel comprising 31,500 square feet of land. The subject site is located on the southeast corner of Pennsylvania Avenue, S.E. and Prout Street, S.E. and is known as Lots 19, 20, 53, 54, 802, 803, 810 and 811 in Square 5560, in southeast Washington, D.C. (Ward 8). The property is currently zoned C-2-A.

2300 Pennsylvania Avenue, LLC proposes to rezone the site to the C-2-B zone district, a zoning classification that is in harmony with the revised Comprehensive Plan and the Office of Planning's vision to revitalize the neighborhoods along the Pennsylvania Avenue S.E. corridor and to increase neighborhood livability and economic development in the area. In addition, the proposed C-2-B classification would not be inconsistent with the zoning pattern in the area nor the Comprehensive Plan Land Use Map. Land zoned C-M-1 and GOV are located to the northwest of the property and a high-density residential neighborhood zoned R-5-B is located southwest of the property. The commercial area to the east is zoned C-2-A.

The C-2-B District is designated to serve commercial and residential functions similar to the C-2-A District, but with higher density residential and mixed uses. The C-2-B zone district permits matter-of-right medium density development, including office, retail, housing, and mixed uses. The C-2-B zone is reserved for arterial streets, uptown centers and around metro stations. The creation of an C-2-B zone district in the area will advance the type of development sought for the area and will serve to enliven the commercial corridor.

310369v1

---

<sup>1</sup> Dr. Melvin D. Howard, II, D.V.M., E&L Auto Sales Inc., Sherman, Minni and Mudd, LTD, Mr. Asghar Kazemifar et al., and Ms. Renee Miller et al.

**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 of the Zoning Map as follows:

| <u>Square No.</u> | <u>Lot Nos.</u>                    | <u>Existing<br/>Zoning</u> | <u>Requested<br/>Zoning</u> |
|-------------------|------------------------------------|----------------------------|-----------------------------|
| <u>5560</u>       | <u>19, 20, 53, 54</u>              | <u>C-2-A</u>               | <u>C-2-B</u>                |
|                   | <u>802, 803, 810<br/>&amp; 811</u> |                            |                             |

Address or description of the premises:

2309 Pennsylvania Avenue, S.E., 2311-2313 Pennsylvania Avenue, S.E., 2317-2323  
Pennsylvania Avenue, S.E., 2325 Pennsylvania Avenue, S.E. and 2327 Pennsylvania  
Avenue, S.E.

Area of the site: 31,500 square feet or acres: 0.72.

Baist Atlas No. 4, Page 18.

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

As agent of Owners [See Attached Letters of Authorization]



Person(s) to be notified of all actions:

Jacques B. DePuy, Esq. or Stephanie A. Baldwin, Esq.  
Greenstein DeLorme & Luchs, P.C.  
1620 L Street, N.W., Suite 900  
Washington, D.C. 20036  
Address

(202) 452-1400  
Telephone Number

**DO NOT WRITE BELOW THIS LINE**

Date Received:

Date Accepted:

Z.C. Case No. \_\_\_\_\_

April 30, 2007

Zoning Commission of the District of Columbia  
Office of Zoning  
441 Fourth Street, N.W.  
Room 210  
Washington, D.C. 20001

**Re: 2311-2313 Pennsylvania Avenue, S.E., Washington, D.C.;**  
**Lot 810, Square 5560 (the "Property")**

Dear Members of the Commission:

E&L Auto Sales Inc. is the owner of the above-referenced Property located at 2311-2313 Pennsylvania Avenue, S.E. Please accept this letter as authorization for Richard W. Luchs, Esquire, Jacques B. DePuy, Esquire, John Patrick Brown, Jr., Esquire, Stephanie A. Baldwin, Esquire and the firm of Greenstein DeLorme & Luchs, P.C., to file and prosecute on behalf of the owner, applications to the Zoning Commission of the District (and any related materials) concerning a planned unit development, an amendment to the Zoning Map and other zoning relief necessary in conjunction with the development of the Property. Additionally, Mr. Timothy Chapman and/or 2300 Pennsylvania Avenue, LLC is authorized to appear in the Zoning Commission case(s).

Sincerely yours,

*E & L Auto Sales Inc.*  
*Edward Kensie - President*  
E&L Auto Sales Inc.  
Mr. Edward Kensie  
President

cc: Mr. Timothy Chapman  
Richard W. Luchs, Esquire  
Jacques B. DePuy, Esquire  
Stephanie A. Baldwin, Esquire

30904/v1



March 23, 2007

Zoning Commission of the District of Columbia  
Office of Zoning  
441 Fourth Street, N.W.  
Room 210  
Washington, D.C. 20001

**Re: 2317-2323 Pennsylvania Avenue, S.E., Washington, D.C.;**  
**Lots 19, 20, 53 & 54, Square 5560 (the "Property")**

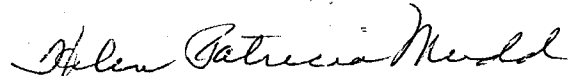
Dear Members of the Commission:

Sherman, Minni & Mudd, LTD is the owner of the above-referenced Property located at 2317-2323 Pennsylvania Avenue, S.E. Please accept this letter as authorization for Richard W. Luchs, Esquire, Jacques B. DePuy, Esquire, John Patrick Brown, Jr., Esquire, Stephanie A. Baldwin, Esquire and the firm of Greenstein DeLorme & Luchs, P.C., to file and prosecute on the behalf of Sherman, Minni & Mudd, LTD, applications to the Zoning Commission of the District (and any related materials) concerning a planned unit development, an amendment to the Zoning Map and other zoning relief necessary in conjunction with the development of the Property. Additionally, Mr. Timothy Chapman and/or 2300 Pennsylvania Avenue, LLC is authorized to appear in the Zoning Commission case(s).

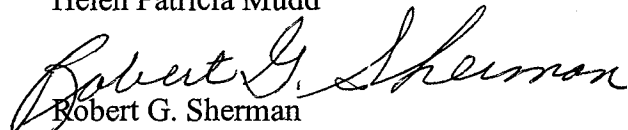
Sincerely yours,



Francis C. Minni



Helen Patricia Mudd



Robert G. Sherman

cc: Mr. Timothy Chapman  
Richard W. Luchs, Esquire  
Jacques B. DePuy, Esquire  
Stephanie A. Baldwin, Esquire

Melvin D. Howard, II, D.V.M.  
2309 Pennsylvania Avenue, S.E.  
Washington, D.C.

January 5, 2006

Ms. Jerrily Kress, Director  
Office of Zoning  
441 Fourth Street, N.W.  
Suite 210  
Washington, D.C. 20001

Re: 2309 Pennsylvania Avenue, S.E.  
Square 5560, Lot 811

Dear Ms. Kress:

This letter authorizes Timothy Chapman and/or 2300 Pennsylvania Avenue, LLC to file an application to the District of Columbia Board of Zoning Adjustment and/or the Zoning Commission with respect to the above-referenced property.

Best regards,

A handwritten signature in black ink that reads "Melvin D. Howard II DVM". The signature is written in a cursive, flowing style.

Melvin D. Howard, II, D.V.M

May 7<sup>th</sup>, 2007

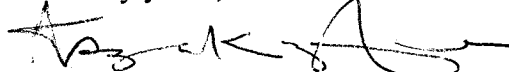
Zoning Commission of the District of Columbia  
Office of Zoning  
441 Fourth Street, N.W.  
Room 210  
Washington, D.C. 20001

**Re: 2325 Pennsylvania Avenue, S.E., Washington, D.C.;**  
**Lot 802, Square 5560 (the "Property")**

Dear Members of the Commission:

We are the owners of the above-referenced Property located at 2325 Pennsylvania Avenue, S.E. Please accept this letter as authorization for Richard W. Luchs, Esquire, Jacques B. DePuy, Esquire, John Patrick Brown, Jr., Esquire, Stephanie A. Baldwin, Esquire and the firm of Greenstein DeLorme & Luchs, P.C., to file and prosecute on behalf our behalf, applications to the Zoning Commission of the District (and any related materials) concerning a planned unit development, an amendment to the Zoning Map and other zoning relief necessary in conjunction with the development of the Property. Additionally, Mr. Timothy Chapman and/or 2300 Pennsylvania Avenue, LLC is authorized to appear in the Zoning Commission case(s).

Sincerely yours,



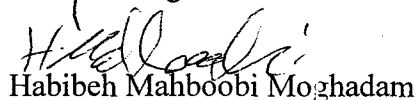
Asghar Kazemifar



Aghdas Kazemifar

  
5,7,07

Hossein Moghadam



Habibeh Mahboobi Moghadam

cc: Mr. Timothy Chapman  
Richard W. Luchs, Esquire  
Jacques B. DePuy, Esquire  
Stephanie A. Baldwin, Esquire

April 24 2007

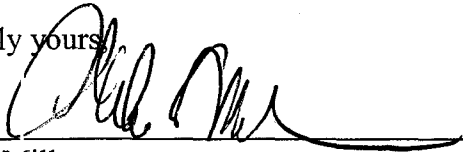
Zoning Commission of the District of Columbia  
Office of Zoning  
441 Fourth Street, N.W., Room 210  
Washington, D.C. 20001

**Re: 2327 Pennsylvania Avenue, S.E., Washington, D.C.;**  
**Lot 803, Square 5560 (the "Property")**

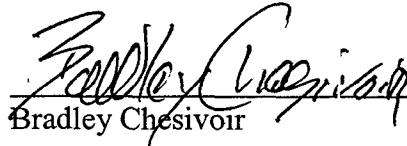
Dear Members of the Commission:

On behalf of the owners of the above-referenced Property located at 2327 Pennsylvania Avenue, S.E., please accept this letter as authorization for Richard W. Luchs, Esquire, Jacques B. DePuy, Esquire, John Patrick Brown, Jr., Esquire, Stephanie A. Baldwin, Esquire and the firm of Greenstein DeLorme & Luchs, P.C., to file and prosecute on behalf our behalf, applications to the Zoning Commission of the District (and any related materials) concerning a planned unit development, an amendment to the Zoning Map and other zoning relief necessary in conjunction with the development of the Property. Additionally, Mr. Timothy Chapman and/or 2300 Pennsylvania Avenue, LLC is authorized to appear in the Zoning Commission case(s).

Sincerely yours,



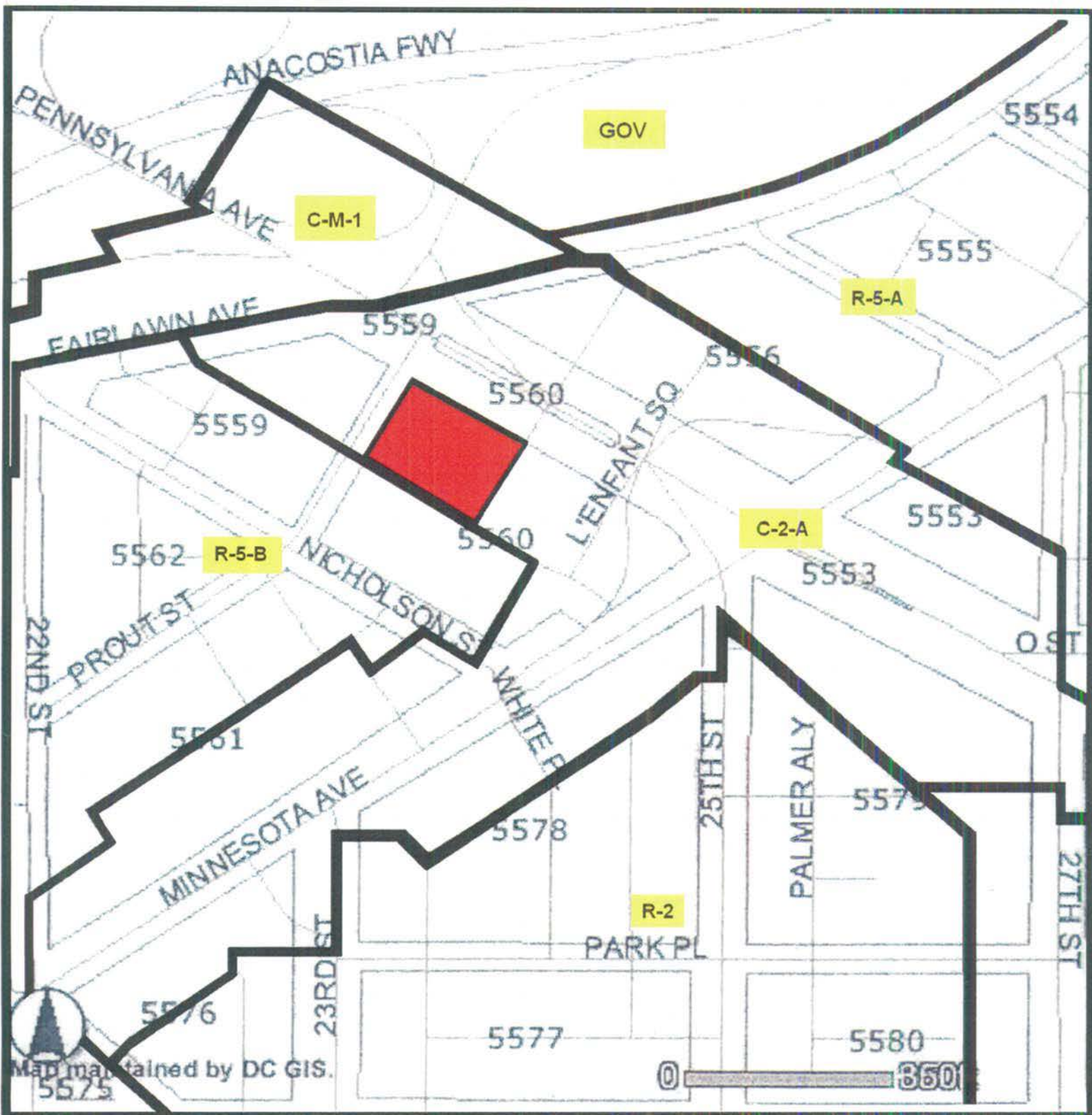
Charles Miller



Bradley Chesivoir

cc: Mr. Timothy Chapman  
Richard W. Luchs, Esquire  
Jacques B. DePuy, Esquire  
Stephanie A. Baldwin, Esquire





DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., April 4, 2007

Plat for Building Permit of: SQUARE 5560 LOTS 19, 20, 53, 54, 802  
803, 810 & 811

Scale: 1 inch = 40 feet    Recorded in Book Co. 6 Page 131 (Lots 19, 20)  
Book 169 Page 54 (Lots 53, 54)  
A & T Book Page 217 (Lots 802, 803)  
A & T Book Page 1626 (Lot 810)  
A & T Book Page 3432-Z (Lot 811)

Receipt No.            06883


Furnished to:        Y. MOORE

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: \_\_\_\_\_

  
Surveyor, D.C.

\_\_\_\_\_  
(Signature of owner or his authorized agent)

By: L.E.S. 

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

