

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:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
<u>50</u>	<u>82, 813,</u>	<u>CR</u>	<u>No Change .</u>
	<u>814 & 816</u>		<u>. .</u>

Address or description of the premises: The property is located in the northwest section of the District. Square 50 is bounded by M, 22nd, N and 23rd Streets, N.W.

Area of the Site: 13,715 square feet or acres

Baist Atlas No. 1, Page 7.

Brief description of the proposal: The Applicant proposes to construct a hotel on the Subject Property. The project will contain approximately 124,196 square feet of gross floor area. The project will have an overall FAR of 8.0. The building will be constructed to a maximum height of 110 feet. The project will include a total of approximately 182 hotel rooms, 3,000 square feet of restaurant space, and 70 off-street parking spaces.

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

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


 Signature

7/13/07
 Date

PerStar M Street Partners L.L.C.
 Printed Name

Mark B. Keathey


Person to be notified of all actions:

Christopher H. Collins, Esq.
 Name

(202) 955-3000
 Telephone Number

Holland & Knight 2099 Penn. Ave., N.W., Suite 100, Washington, DC 20006
 Address Zip Code

Certification of Minimum Area: I hereby certify that the total land area involved in this application is a minimum of 15,000 square feet pursuant to Section 2401.1(a) of the Zoning Regulations.


 Signature

DO NOT WRITE BELOW THIS LINE
 Date Received:

Date Accepted: _____

Z.C. Case No. _____

ZONING COMMISSION
 District of Columbia

CASE NO. 07-21

EXHIBIT NO. 3

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

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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>
<u>50</u>	<u>84</u>	<u>CR</u>	<u>No Change</u>
_____	_____	_____	_____

Address or description of the premises: The property is located in the northwest section of the District. Square 50 is bounded by M, 22nd, N and 23rd Streets, N.W.

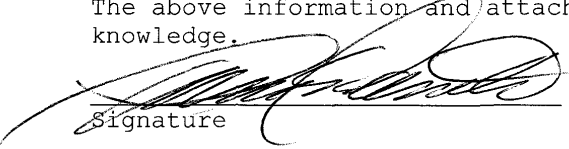
Area of the Site: 1,875 square feet or acres

Baist Atlas No. 1, Page 7.

Brief description of the proposal: The Applicant proposes to combine the Subject Property with adjacent lots to the east (Square 50, Lots 82, 813, 814, 816) and to construct a hotel on the combined site. The project will contain approximately 124,196 square feet of gross floor area. The project will have an overall FAR of 8.0. The building will be constructed to a maximum height of 110 feet. The project will include a total of approximately 182 hotel rooms, 3,000 square feet of restaurant space, and 70 off-street parking spaces.

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

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


Signature

7/12/07
Date

2213 M Street Limited Partnership
Printed Name

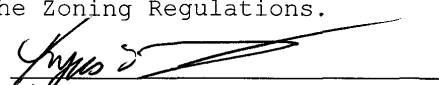
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Date Received: _____

Date Accepted: _____

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