



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



**FORM 105 - APPLICATION FOR MODIFICATION OF A PREVIOUSLY APPROVED
PLANNED UNIT DEVELOPMENT (PUD)**

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of Title 11 DCMR – Zoning Regulations, request is hereby made for a modification to a previously approved PUD, details of which are as follows:			Total Area of the Site in Square Feet:		15,588
			Total Area of the Site in Acres:		Approximately 0.35
Square No.	Lot No.	Square Feet	Date PUD was Approved:	June 27, 2008	
50	87	15,588	ZC Case/Order No.:	07-21 and 07-21A	
			Concurrent change of zoning (circle one): (If yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)		
			No		
			Single-Member Advisory Neighborhood Commission District(s):		
			2A02		
			If applicable, Historic District(s) in which site is located:		
			Not applicable		
Address or boundary description of the premises:		Square 50 is bounded by M, 22nd, N, and 23rd Streets, N.W.			
Previous zoning (ZC and/or BZA) actions, including Order No.(s), affecting the above properties:		The Zoning Commission approved a PUD for the site pursuant to ZC Case/Order No. 07-21, and granted a two-year extension of the approval pursuant to ZC Case/Order. No. 07-21A.			
Brief description of proposal:		This is an application for the approval of modifications to an approved PUD			
to construct a hotel on the site. The proposed hotel, as modified, will include 238 hotel rooms; will be constructed to a height of approximately 107 feet; and will provide 53 striped parking spaces accessed by a ramp in a valet operated garage.					
I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)					
Owner's Signature:				Date:	6-15-11
Owner's Name:		PerStar M Street Partners LLC			
Person(s) to be notified of all actions:					
Name:	Christopher H. Collins and Kyrus L. Freeman				
Address:	2099 Pennsylvania Avenue, NW Suite 100 Washington, DC				
Zip Code:	20006	Phone No(s).:	202-955-3000	E-Mail:	chris.collins@hklaw.com

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.