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DISTRICT OF COLUMBIA

APPLICATION TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION
FOR A
CONSOLIDATED PLANNED UNIT DEVELOPMENT
FOR
3910-3912 GEORGIA AVENUE, N.W.
LOTS 848 AND 849
IN SQUARE 2906

3910 Georgia Avenue Associates
Limited Partnerships I and II
1508 U Street, NW
Washington, DC 20009

**ZONING COMMISSION
District of Columbia**

CASE NO. 08-001
ZONING COMMISSION
District of Columbia
CASE NO.08-08
EXHIBIT NO. 3
EXHIBIT NO.3

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**DISTRICT OF COLUMBIA
APPLICATION FOR A PLANNED UNIT DEVELOPMENT
FOR LOTS 848 AND 849 IN SQUARE 2906
3910-3912 GEORGIA AVENUE, N.W**

PROJECT TEAM

PROPERTY OWNER	District of Columbia
CONTRACT PURCHASER	3910 Georgia Avenue Associates Limited Partnerships I and II
ARCHITECT Of RECORD	EDG Architects
DESIGN ARCHITECT	Frank Schlesigner Associates Architects
CIVIL ENGINEER	Bowman Consulting Group, Ltd.
STRUCTURAL ENGINEER	Tadjer-Cohen-Edelson Assoc.
M.E.P. ENGINEER	Summit Engineers, Inc.
TRANSPORTATION CONSULTANT	O.R. George & Associates, Inc.
LAND USE COUNSEL	Greenstein DeLorme & Luchs, P.C.
COMMUNITY RELATIONS	Jair Lynch Development Partners

COMPLIANCE WITH CONSOLIDATED PUD REQUIREMENTS

The proposed project complies with the requirements of Chapter 24 of the Zoning Regulations as follows:

1. Area Requirement

The project site comprises 30,088 square feet of land and thus satisfies the minimum area requirement of fifteen thousand square feet (15,000 sq. ft.) of land for a PUD development in a C-3-A zone under the Zoning Regulations (11 DCMR § 2401.1).

2. Notice

The certificate of notice executed by counsel herein states that a Notice of Intent to File a Zoning Application for a Consolidated Planned Unit Development was mailed to Advisory Neighborhood Commission 4C and to the owners of all property within 200 feet of the perimeter of the project site on April 4, 2008, as required under the Zoning Regulations (11 DCMR §§ 2406.5 - 2406.10).

3. Filing Requirements

A. First Stage (Section 2406.11)

<u>Requirement</u>	<u>Page or Figure No.</u>
Completed PUD Application form	Exhibit "C"
Map showing location of project and area zoning	Exhibit "H"
Statement of Explanation and Justification	Pages 1 - 9
Project's Goals and Objections	Pages 5 - 7
General Site and Development Plan	Exhibit "J"
Tabulation of Development Data	Exhibit "C"
Circulation Plan	Exhibit "K"
Landscaping Plan	Exhibit "N"
Existing Topography	Exhibit "L"

Estimated quantities of water and sewer demand	Page 22
B. Second Stage (Section 2406.12)	
<u>Requirement</u>	<u>Page or Figure No.</u>
Completed PUD Application form	Exhibit "G"
Detailed Statement of Uses	Pages 5 - 6
Detailed Site Plan	Exhibit "J"
Detailed Landscaping Plan	Exhibit "N"
Grading Plan and Erosion Plan	Exhibit "M"
Typical Floor Plans, Sections, and Elevations	Exhibit "P"
Detailed Circulation Plan	Exhibit "K"

CERTIFICATION OF NOTICE

April 9, 2008

The undersigned hereby certifies that on April 4, 2008, a Notice of Intent to File Zoning Application for a Consolidated Planned Unit Development for Lots 848 and 849 in Square 2906 was mailed by first-class mail postage prepaid to Advisory Neighborhood Commission 4C and to all property owners within 200 feet of the perimeter of the property mentioned above, as required by Section 2406.7 of the Zoning Regulations.

GREENSTEIN DELORME & LUCHS, P.C.

By: 
Lyle M. Blanchard

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