



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



**APPLICATION FOR CONSOLIDATED APPROVAL OF A 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 11 DCMR – Zoning Regulations, request is hereby made for Consolidated Approval of a PUD details of which are as follows:

| Square No.    | Lot No. | Square Feet | Existing Zoning | Requested Zoning |
|---------------|---------|-------------|-----------------|------------------|
| Parcel 121/31 |         | 238,909     | unzoned         | C-3-A            |
|               |         |             |                 |                  |
|               |         |             |                 |                  |
|               |         |             |                 |                  |

Previous zoning (ZC and/or BZA) actions, including Order No.(s), affecting the above properties:

ZC Order No. 689

Address or boundary description of the premises: Parcel is bounded by Michigan Ave. NE to the south,

Irving St. NE to the east and north, and The Cloisters residential development and a small commercial area to the west.

|                         |         |             |      |       |                 |  |      |  |
|-------------------------|---------|-------------|------|-------|-----------------|--|------|--|
| Total Area of the Site: | 238,909 | Square Feet | 5.48 | Acres | Baist Atlas No. |  | Page |  |
|-------------------------|---------|-------------|------|-------|-----------------|--|------|--|

Brief description of proposal: Construction of a 9-floor hotel, restaurant, and conference center with attached parking garage and ground floor retail.

Concurrent change of zoning (circle one):  
(If yes, please complete a Map Amendment Application)

Yes / No  
☒ / ☐

Advisory Neighborhood Commission(s)/  
Single Member ANC District (s):

5C11

If applicable, Historic District(s) in which site is located:

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.

Signature: *Michael M. Dickens* Owner's Signature

Date: 12/17/2008

Owner's Name: Michael M. Dickens Please Print

Person to be notified of all actions:

Name: Paul Tummonds

Address: Pillsbury Winthrop Shaw Pittman, 2300 N Street NW, Washington, DC

Zip Code: 20037

Phone No.: \_\_\_\_\_

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of \_\_\_\_\_ acres or 15,000 square feet, pursuant to Title 11 DCMR – Zoning §2401.

Signature: *Paul Tummonds* Owner's Signature

Date: 12/23/08

**DO NOT WRITE BELOW THIS LINE**

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

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

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



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



**APPLICATION FOR FIRST-STAGE APPROVAL OF A TWO-STAGE  
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 First-Stage Approval as follows:

| Square No.    | Lot No. | Square Feet | Existing Zoning | Requested Zoning |
|---------------|---------|-------------|-----------------|------------------|
| Parcel 121/31 |         | 238,909     | unzoned         | C-3-A            |
|               |         |             |                 |                  |
|               |         |             |                 |                  |
|               |         |             |                 |                  |

Address or boundary description of the premises: Parcel is bounded by Michigan Ave. NE to the south, Irving Street NE to the east and north, and The Cloisters residential development and a small commercial area to the west.

|                         |         |             |      |       |                 |  |      |  |
|-------------------------|---------|-------------|------|-------|-----------------|--|------|--|
| Total Area of the Site: | 238,909 | Square Feet | 5.48 | Acres | Baist Atlas No. |  | Page |  |
|-------------------------|---------|-------------|------|-------|-----------------|--|------|--|

Brief description of proposal: Construction of a 9-floor hotel, restaurant, and conference center with attached parking garage and ground floor retail.

Concurrent change of zoning (circle one): Yes / No ☒ / ☐ Advisory Neighborhood Commission(s)/ Single Member ANC District(s): 5C11  
(if yes, please complete a Map Amendment Application)

If applicable, Historic District(s) in which site is located:

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)

Signature: Michael M. Dickens Owner's Signature Date: 12/17/2008

Owner's Name: Michael M. Dickens Please Print

Person to be notified of all actions:

Name: Paul Tummonds  
Address: Pillsbury Winthrop Shaw Pittman, 2300 N Street NW, Washington, DC  
Zip Code: 20037 Phone No.: 202.663.8000

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of \_\_\_\_\_ acres or 15,000 \_\_\_\_\_ square feet, pursuant to Title 11 DCMR – Zoning §2401.

Signature: Paul Tummonds Owner's Signature Date: 12/23/08

**DO NOT WRITE BELOW THIS LINE**

Date Received: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

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



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



**APPLICATION/PETITION\* TO AMEND THE ZONING MAP**

\* The Zoning Commission will determine at the time of set down whether this is a contested (Application) or rulemaking (Petition) case.

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 §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

| Square No.    | Lot No. | Square Feet | Existing Zoning | Requested Zoning |
|---------------|---------|-------------|-----------------|------------------|
| Parcel 121/31 |         | 238,909     | unzoned         | C-3-A            |
|               |         |             |                 |                  |
|               |         |             |                 |                  |
|               |         |             |                 |                  |
|               |         |             |                 |                  |

Previous zoning (ZC and/or BZA) actions, including Order No.(s), affecting the above properties:

**ZC Order No. 689**

Address or boundary description of the premises: Parcel is bounded by Michigan Ave. NE to the south, Irving Street NE to the east and north, and The Cloisters residential development and a small commercial area to the west.

|                                      |         |             |      |       |                 |  |      |  |
|--------------------------------------|---------|-------------|------|-------|-----------------|--|------|--|
| Total Area of the Site:              | 238,909 | Square Feet | 5.48 | Acres | Baist Atlas No. |  | Page |  |
| Advisory Neighborhood Commission(s): | 5C      | ANC/SMD(s): |      |       | 5C11            |  |      |  |

If applicable, Historic District(s), in which site is located:

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/petition 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)

|            |                           |             |                          |
|------------|---------------------------|-------------|--------------------------|
| Signature: | <i>Michael M. Dickens</i> | Date:       | 12/19/2008               |
| Name:      | Michael M. Dickens        | Owner:      | <input type="checkbox"/> |
|            |                           | Petitioner: | <input type="checkbox"/> |

Person(s) to be notified of all actions:

|            |                                                                   |
|------------|-------------------------------------------------------------------|
| Name:      | Paul Tummonds                                                     |
| Address:   | Pillsbury Winthrop Shaw Pittman, 2300 N Street NW, Washington, DC |
| Zip Code:  | 20037                                                             |
| Phone No.: | 202.663.8000                                                      |

**DO NOT WRITE BELOW THIS LINE**

|                |  |                |  |
|----------------|--|----------------|--|
| Date Received: |  | Date Accepted: |  |
|----------------|--|----------------|--|

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