



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
3831	47	14,392	C-M-1	C-2-B

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

Address or boundary description of the premises: 3305-3313 8th Street, NE

Total Area of the Site: 14,392 Square Feet .3 Acres Baist Atlas No. Page

Brief description of proposal: Construction of 41 affordable artist studios and apartments.

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):

5C09

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

N/A

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:

Owner's Signature

Allison Prince

Date:

4/16/09

Owner's Name:

Allison Prince on behalf of JRE Epstein

Please Print

Person to be notified of all actions:

Name:

Allison Prince

Address:

2300 N Street NW

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 15000 square feet, pursuant to Title 11 DCMR -- Zoning §2401. *in combination with PUD*

Signature:

Owner's Signature

Allison Prince

Date:

4/16/09

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.

ZONING COMMISSION

District of Columbia

CASE NO.09-08

EXHIBIT NO.4C

INSTRUCTIONS

Any request for a one-step (consolidated) approval of a Planned Unit Development (PUD) that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made on Form 104. All applications must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. At the time of filing an application before the Zoning Commission, the Applicant shall pay a non-refundable filing fee of \$500.00, in accordance with the Zoning Commission Schedule of Fees - 11 DCMR §3040. (Check or money is payable to the "D.C. Treasurer"; cash will not be accepted.)
4. Applications to the Zoning Commission will not be accepted until they have been reviewed by the Secretary to the Zoning Commission to ensure they are thoroughly completed. Applicants will be notified by mail when their applications are accepted.
5. ***REQUIRED information to be submitted when making an application submission, includes one (1) original and twenty (20) copies of the following:***
 - A. A Form 104, properly completed and signed by the owners of all property involved in the application. (When more than one owner is involved, use a separate copy of Form 104 for each ownership.)
 - B. A statement, using 8½" x 11" paper, clearly setting forth the reasons for the requested consolidated PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are also no larger than 11" x 17".
 - C. A key map (photocopy of the Zoning Map on 8½" x 11" paper) showing the subject property outlined in red and the zoning of the surrounding area. The Zoning Map is available in the Office of Zoning. The Office of Zoning reserves the right to require the submission of other maps or other exhibits as it deems necessary to accurately depict the location of the subject property, in the context of its surroundings.
 - D. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
 - E. Compliance with the requirements of Chapter 24 of Title 11 DCMR – Zoning Regulations. Architectural drawings should include one full-size set and twenty (20) reduced sets, not-to-exceed 11" x 17".

Please note: All applications are referred to the D.C. Office of Planning (OP). OP, pursuant to 11 DCMR §3011, reviews applications and submits written recommendations to the Zoning Commission advising whether the matter should be processed further. For this reason, you are encouraged to contact OP within two weeks of filing this form to discuss your application. OP can be reached at (202) 442-7602.

All applications that are accepted for filing will be processed in accordance with Chapter 30 of Title 11 DCMR – Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Request for Reasonable Accommodation form.

District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov



**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
3832	803	6,673	C-M-1	C-2-B
Kearny Street	N/A	4,245	N/A	C-2-B

Address or boundary description of the premises: 3225 8th Street, NE; Kearny Street east of 8th Street, west of the railroad tracks, south of Square 3831 and north of Square 3832.

Total Area of the Site:	10,918	Square Feet	.25	Acres	Baist Atlas No.		Page	
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Brief description of proposal: Development of a dance studio.

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):	5C09
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If applicable, Historic District(s) in which site is located: N/A

I hereby certify that the above information is true and correct to the best of my own knowledge, information and belief, and that no person(s) using a fictitious name or names and/or knowingly making any false statement in this application is in violation of D.C. Law and subject to a fine of not more than \$5,000 or 180 days imprisonment or both (D.C. Official Code § 22-303)

Signature: Allison C. Prince Date: 4/16/09

Owner's Name: Allison Prince on behalf of DC Wheel Productions, Inc.

Person to be notified of all actions:

Name: Allison Prince

Address: 2300 N Street NW

Zip Code: 20037 Phone No.: 202 643-8000

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 §2401.1

Signature: [Signature] Date: 4/16/09

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.

*in combination
with consolidated
PUD*

INSTRUCTIONS

Any request for a first-stage (preliminary) approval of a two-stage Planned Unit Development (PUD) that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made on Form 103-A. All applications must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. At the time of filing an application before the Zoning Commission, the Applicant shall pay a non-refundable filing fee of \$500.00, in accordance with the Zoning Commission Schedule of Fees - 11 DCMR §3040. (Check or money is payable to the "D.C. Treasurer"; cash will not be accepted.)
4. Applications to the Zoning Commission will not be accepted until they have been reviewed by the Secretary to the Zoning Commission to ensure they are thoroughly completed. Applicants will be notified by mail when their applications are accepted.
5. ***REQUIRED information to be submitted when making an application submission includes one (1) original and twenty (20) copies of the following:***
 - A. A Form 103-A, properly completed and signed by the owners of all property involved in the application. (When more than one owner is involved, use a separate copy of Form 103-A for each ownership.)
 - B. A statement, using 8½" x 11" paper, clearly setting forth the reasons for the requested preliminary PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are also no larger than 11" x 17".
 - C. A key map (photocopy of the Zoning Map on 8½" x 11" paper) showing the subject property outlined in red and the zoning of the surrounding area. The Zoning Map is available in the Office of Zoning. The Office of Zoning reserves the right to require the submission of other maps or other exhibits as it deems necessary, to accurately depict the location of the subject property, in the context of its surroundings.
 - D. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
 - E. Compliance with the requirements of Chapter 24 of Title 11 DCMR – Zoning Regulations. Architectural drawings should include one full-size set and twenty (20) reduced sets, not-to-exceed 11" x 17".

Please note: All applications are referred to the D.C. Office of Planning (OP). OP, pursuant to 11 DCMR §3011, reviews applications and submits written recommendations to the Zoning Commission advising whether the matter should be processed further. For this reason, you are encouraged to contact OP within two weeks of filing this form, to discuss your application. OP can be reached at (202) 442-7602.

All applications that are accepted for filing will be processed in accordance with Chapter 30 of Title 11 DCMR – Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Request for Reasonable Accommodation form.

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**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
3831	47	14,392	C-M-1	C-2-B
3832	803	6,673	C-M-1	C-2-B
Kearny Street	N/A	4,245	N/A	C-2-B

Previous zoning (ZC and/or BZA) actions, including Order No.(s), affecting the above properties: BZA Order No. 14462

Address or boundary description of the premises: 3305-3313 8th Street, NE; 3225 8th Street, NE;

Kearny Street east of 8th Street, west of railroad tracks, south of Square 3831 and north of Square 3832.

Total Area of the Site:	25,310	Square Feet	.6	Acres	Baist Atlas No.		Page	
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Advisory Neighborhood Commission(s):	5C	ANC/SMD(s):	5C09
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If applicable, Historic District(s), in which site is located: N/A

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:		Date:	4/16/09
Name:	Christine Roddy on behalf of owners	Owner:	☒ Petitioner: ☐

Person(s) to be notified of all actions:

Name: Allison Prince, Esq.

Address: 2300 N Street, NW

Zip Code: 20037 Phone No.: 202.663.8000

DO NOT WRITE BELOW THIS LINE

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

INSTRUCTIONS

Any request for an amendment to the Zoning Map that is not completed in accordance with the following instructions shall not be accepted.

1. All applications/petitions shall be made on Form 101. All applications/petitions must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. At the time of filing an application/petition before the Zoning Commission, the Applicant/Petitioner shall pay a non-refundable filing fee of \$250.00 in accordance with the Zoning Commission Schedule of Fees - 11 DCMR §3040. (Check or money is payable to the "D.C. Treasurer"; cash will not be accepted.)
4. Applications/Petitions to the Zoning Commission will not be accepted until they have been reviewed by the Secretary to the Zoning Commission to ensure they are thoroughly completed. Applicants/Petitioners will be notified by mail when their applications/petitions are accepted.
5. ***REQUIRED information to be submitted when making an application/petition submission includes one (1) original and twenty (20) copies of the following:***
 - A. A Form 101, properly completed and signed by the owners of all property involved in the applications/petitions. (When more than one owner is involved, use a separate copy of Form 101 for each ownership.)
 - B. A statement clearly setting forth the reasons for the requested map amendment. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than 11" x 17".
 - C. A key map (photocopy of the Zoning Map on 8½" x 11" paper) showing the subject property outlined in red and the zoning of the surrounding area. The Zoning Map is available in the Office of Zoning. The Office of Zoning reserves the right to require the submission of other maps or other exhibits as it deems necessary, to accurately depict the location of the subject property in the context of its surroundings.
 - D. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.

Please note: All applications/petitions are referred to the D.C. Office of Planning (OP). OP, pursuant to 11 DCMR §3011, reviews applications/petitions and submits written recommendations to the Zoning Commission, advising whether the matter should be processed further. For this reason, you are encouraged to contact OP within two weeks of filing this form, to discuss your application. OP can be reached at (202) 442-7600.

All applications/petitions that are accepted for filing, will be processed in accordance with Chapter 30 of Title 11 DCMR – Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Request for Reasonable Accommodation form.

District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 200 S, Washington, D.C. 20001
(202) 727 6311 * (202) 727 6072 fax * www.dcoz.dc.gov * dcoz@dc.gov



March 31, 2009

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210 South
Washington, DC 20001

**Re: Application of Brookland Artspace Lofts, LLC on behalf
of DC Wheel Productions, Inc. and JR Epstein for
Consolidated and First-Stage PUD Approval (Square 3832,
Lot 803 and Square 3831, Lot 47)**

Dear Chairperson Hood and Commissioners:

I hereby authorize the law firm of Pillsbury Winthrop Shaw Pittman, LLP to represent us in all proceedings before the D.C. Zoning Commission concerning the above-referenced application.

Sincerely,

By: Carla Perlo
Founding Director

Date: April 1, 2009

3225 8th St, NE
Washington, DC 20017
202.269.1600
202.269.4103 fax
www.danceplace.org

James R. Epstein
c/o EFO Capital Management, Inc.
21 Dupont Circle, N.W., Suite 410
Washington, DC 20036
(202) 659-3000

March 31, 2009

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210 South
Washington, DC 20001

**Re: Application of Brookland Artspace Lofts, LLC on behalf of DC Wheel
Productions, Inc. and JR Epstein for Consolidated and First-Stage PUD
Approval (Square 3832, Lot 803 and Square 3831, Lot 47)**

Dear Chairperson Hood and Commissioners:

I hereby authorize the law firm of Pillsbury Winthrop Shaw Pittman, LLP to represent us in all proceedings before the D.C. Zoning Commission concerning the above-referenced application.

Sincerely,


By: James R. Epstein
Date: April 9, 2009