



BEFORE THE ZONING COMMISSION
FOR THE DISTRICT OF COLUMBIA



Form 101 - Application/Petition to Amend the Zoning Map

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

In accordance with the provisions of Subtitle X, Chapter 6 - Zoning Regulations, request is hereby made for an amendment to the Zoning Map:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
5860	97, 1025-1031, 1036, 1037	154,968	MU-14	MU-9
5861	91	116,251	MU-14	MU-9

Previous zoning (ZC and/or BZA) actions, including Order No(s)., affecting the above properties: None

Address or boundary description of the premises: 632, 633, 740, 744, 748, 752, 756, 760, 764, and 822

Howard Road SE

Total area of the site in square feet: 271,219 Total area of the site acres: 6.23

Advisory Neighborhood(s): 8A06, 8C01 Date Presented at ANC(s): 11/2/16; 12/6/16

Date NOI Sent: 9/21/16 * How NOI Sent: U.S. Mail E-mail Other

If applicable, Historic District(s) in which site is located: None

I Own do not own all of the property (ies) listed above

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: 12/7/16

Applicant / Petitioner Name: Poplar Point RBBR LLC Owner: Applicant/ Petitioner:

Person(s) to be notified of all actions:

Name: John T. Epting

Address: 1999 K Street, NW, Suite 500, Washington, DC Zip Code: 20006

Phone No(s): 202-721-1108 E-Mail: jepting@goulstonstorrs.com



BEFORE THE ZONING COMMISSION
FOR THE DISTRICT OF COLUMBIA



FORM 103 – PLANNED UNIT DEVELOPMENT (PUD)

In accordance with the provisions of Subtitle X, Chapter 3 or Subtitle Z, §704 – Zoning Regulations, request is hereby made for a PUD, details of which are as follows: as follows:

Please Select: 1st-Stage 2nd-Stage Consolidated Modification of Significance

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
5860	97, 1025-1031, 1036, 1037	154,968	MU-14	MU-9
5861	91	116,251	MU-14	MU-9

Address or boundary description of the premises: 632, 633, 740, 744, 748, 752, 756, 760, 764, and 822 Howard Road SE

Total area of the site in square feet: 271,219 Total area of the site in acres: 6.23
Brief description of proposal: The Applicant proposes to redevelop the property with a truly mixed-use project with multiple buildings housing office, retail, and residential uses with below grade parking.

Date NOI sent: 9/21/16 How NOI Sent: U.S Mail E-mail Other
Advisory Neighborhood(s): 8A06, 8C01 Date presented at ANC(s): 11/2/16; 12/6/16

If applicable, Historic District(s) in which site is located: None

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: 12/7/16

Owner's Name: Poplar Point RBBR LLC Please Print

Person(s) to be notified of all actions:

Name: John T. Epting
Address: 1999 K Street, NW, Suite 500, Washington, DC Phone No(s): 202-721-1108
Zip Code: 20006 E-Mail: jepting@goulstonstorr.com

December 7th, 2016

D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, DC 20001

Re: **Application of Poplar Point RBBR LLC for Approval of a 1st-Stage Planned Unit Development and Zoning Map Amendment – Letter of Authorization for Planned Unit Development and Map Amendment Applications**

Honorable Members of the Commission:

As the applicant for a project at Square 5860, Lots 97, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1036, 1037, and a portion of the alley to be closed, and Square 5861, Lot 91 (the “**Property**”) and the owner of a portion of the Property comprising Square 5860, Lots 97, 1025-1029, 1036, and 1037 and Square 5861, Lot 91, I hereby authorize the law firm of Goulston & Storrs to file a zoning application for the Property and appear at all proceedings before the Zoning Commission on behalf of the undersigned owner concerning the above-referenced application.

Sincerely,

Poplar Point RBBR LLC

By: 

Name: TOM SAWYER

Title: Managing Member of its Managing Member

December 9, 2016

D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, DC 20001


Re: **Application of Poplar Point RBBR LLC for Approval of a 1st-Stage Planned Unit Development and Zoning Map Amendment – Letter of Authorization for Planned Unit Development and Map Amendment Applications**

Honorable Members of the Commission:

Understanding that Poplar Point RBBR LLC (the “**Applicant**”) intends to submit applications for a project at Square 5860, Lots 97, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1036, 1037, and a portion of the alley to be closed, and Square 5861, Lot 91 (the “**Property**”), the undersigned, as the owner of a portion of the Property comprising Square 5860, Lots 1030 and 1031 (the “**Owner Property**”), hereby authorizes the Applicant and the law firm of Goulston & Storrs to file a zoning application for the Owner Property as part of the overall Property on behalf of the undersigned owner concerning the above-referenced Planned Unit Development and Zoning Map Amendment.

Sincerely,

Earth Conservation Corporation

By: 
Name: ROBERT NIXON
Title: CO-CHAIR