

# Holland & Knight

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March 22, 2019

## **VIA IZIS AND HAND DELIVERY**

Zoning Commission for the  
District of Columbia  
441 4<sup>th</sup> Street, N.W., Suite 210-S  
Washington, DC 20001

**Re: Modification to Approved Consolidated PUD for Building C1 and  
Second-Stage PUD/Modification to Approved First-Stage PUD for Building C2  
Z.C. Case No. 15-27  
Square 3587, Lots 833 and 834**

Dear Members of the Zoning Commission:

On behalf Carr Properties OC, LLC (the “Applicant”), we hereby submit an application for (i) a modification to the approved consolidated planned unit development (“PUD”) for Building C1 (Square 3587, Lot 833); and (ii) a second-stage PUD and a modification to the approved first-stage PUD for Building C2 (Square 3587, Lot 834). Buildings C1 and C2 were both approved as part of the overall Market Terminal PUD in Z.C. Order No. 15-27.

The requests included herein were originally part of an application filed on December 20, 2018 (Z.C. Case No. 15-27A), which also included second-stage PUD requests for Buildings A2 and D located on Lots 840 and 835, respectively (“Original Application”). The Applicant submits this revised application for Building C only. Second-stage PUD applications for Buildings A2 and D are being submitted and processed separately.

The following application materials are enclosed for the Commission’s consideration:


1. Statement in support;
2. Zoning Commission Order No. 15-27;
3. Zoning Map;
4. Proposed penthouse plan for Building C1;

ZONING COMMISSION  
District of Columbia  
CASE NO.15-27B  
EXHIBIT NO.1

5. Signed Zoning Administrator modification form and drawings approving penthouse modifications for Building C1;
6. Second-stage architectural plans and elevations for Building C2;
7. ANC 5D resolution in support;
8. Certificate of Notice, Notice of Intent, and list of names and addresses for owners of property located within 200 feet of the Original Application;
9. Updated 200-foot property owner list for Buildings C1 and C2;
10. Surveyor's Plats;
11. Signed Application Form 103;
12. Authorization letters;
13. A check in the amount of \$520.00 for the application filing fee for the modification to Building C1, and a check in the amount of \$1,170.00 for the application filing fee for the modification and second-stage PUD for Building C2, pursuant to 11-Z DCMR §§ 1600.3 and 1600.4.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:   
Norman M. Glasgow, Jr.  
Jessica R. Bloomfield

#### Attachments

- cc: Jennifer Steingasser, Office of Planning (*see* Certificate of Service)  
Joel Lawson, Office of Planning (via Hand Delivery and Email w/ attachments)  
Brandice Elliot, Office of Planning (via Hand Delivery and Email w/ attachments)  
Jonathan Rodgers, DDOT (via Hand Delivery and Email w/ attachments)  
Advisory Neighborhood Commission 5D (*see* Certificate of Service)  
Clarence Lee, Chair ANC 5D (*see* Certificate of Service)  
Ryan Linehan, SMD 5D01 (*see* Certificate of Service)  
Parties to Original Case (*see* Certificate of Service)

**CERTIFICATE OF SERVICE**

I hereby certify that on March 22, 2019, electronic copies of the foregoing application for were served on the following, with hard copies sent on the following business day (March 25, 2019):

Ms. Jennifer Steingasser  
1100 4<sup>th</sup> Street, SW  
Suite 650 East  
Washington, DC 20024

Via Hand Delivery and Email

Advisory Neighborhood Commission 5D  
c/o Clarence Lee, Chair  
1519 Trinidad Avenue, NE  
Washington, DC 20002  
5D@anc.dc.gov  
5D07@anc.dc.gov

Via U.S. Mail and Email

Commissioner Ryan Linehan (SMD 5D01)  
1834 Central Place, NE  
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Via U.S. Mail and Email

1250 4TH ST EDENS, LLC and  
UNION MARKET APARTMENTS, LLC  
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