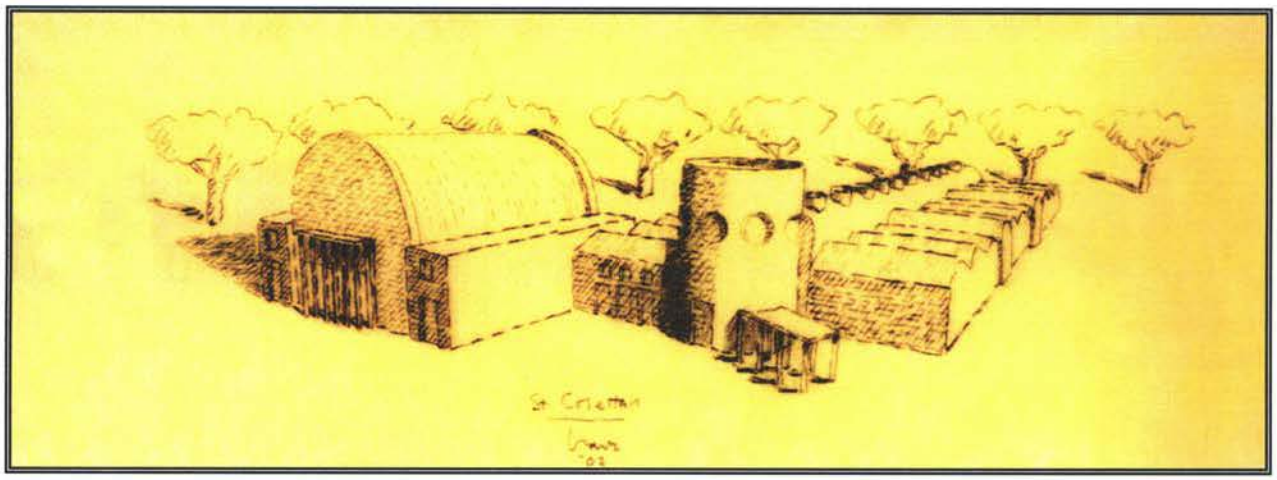
ST. COLETTA OF GREATER WASHINGTON



APPLICATION TO THE

DISTRICT OF COLUMBIA ZONING COMMISSION

FOR A

MAP AMENDMENT FOR A TRACT OF LAND CONSISTING OF 227,276 SQUARE FEET OF LAND LOCATED AT 19TH STREET, S.E. AND INDEPENDENCE AVENUE, S.E. IN RESERVATION 13

St. Coletta of Greater Washington, Inc.
207 South Peyton Street
Alexandria, VA 22314

ZONING COMMISSION
District of Columbia
Case
Exhibit

ZONING COMMISSION
District of Columbia
CASE NO.03-21
EXHIBIT NO.4

STATEMENT OF SUPPORT OF APPLICATION OF
THE DISTRICT OF COLUMBIA PURSUANT TO
LETTER OF TRANSFER DATED OCTOBER 25, 2002
SUBMITTED BY ST. COLETTA OF GREATER WASHINGTON
FOR A ZONING MAP AMENDMENT

This application submitted by St. Coletta for and on behalf of the District of Columbia, seeks approval of a zoning map amendment for a tract of land containing 227,275 square feet of land. The subject site is located at the intersection of 19th Street, S.E. and Independence Avenue, S.E. and is known as a part of Lot 800 in Square E-1112 and also known as a part of Reservation 13. The site is currently unzoned.

St. Coletta proposes to zone the site as SP-1, a zoning classification that is in harmony with the Draft Master Plan designation for the western portion of Reservation 13 along 19th Street, S.E. In addition, the proposed SP-1 classification would not be inconsistent with the zoning pattern in the area nor the Comprehensive Plan Land Use Map. Unzoned federal land exists to the north. The residential area to the to the west is zoned R-4.

The SP-1 District is a medium density mixed-use zone district, which permits row houses, apartments, offices, and institutions to a maximum sixty-five (65) feet, a maximum floor area ratio (FAR) of 4.0, and a maximum lot occupancy of not more than eighty percent (80%) of the lot upon which it is located for residential uses. A chief purpose of a SP District is to act as a buffer between adjoining commercial and residential areas. (11 DCMR § 500.2). Although the Armory and R.F.K. Stadium are technically not zoned commercial, the structures are commercial-like in size and bulk and adjoin the residential district without any buffer. The creation of a SP-1 district in the area would help deflect the drastic disparity between the residential and commercial or institutional areas and uses.

The proposed SP-1 zoning is also consistent with the Master Plan for Reservation 13. That plan calls for the construction of city-wide uses, including health-care, recreational, and educational uses along Independence Avenue to the east of St. Coletta's site, and the development of a neighborhood south of St. Coletta's site, which will include single family homes, apartments, community amenities and neighborhood retail.

Z.C. Form #1 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form please see the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment of the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
E-1112	800	Un-zoned	SP-1

Formerly known as a part of U.S. Appropriation 13.

(* See attached property description.]

Address or description of the premises:

The site is bounded by 19th Street, S.E. on the west, Independence Avenue, S.E. on the north, a point approximately six hundred and twenty (620) feet east of the intersection of 19th Street, S.E. and Independence Avenue, S.E. on the east (the eastern most point being located near an existing north-south asphalt driveway) and a point approximately four hundred fifty (450) feet south of such intersection on the south (the southern most point being located near the east-west line of Burke Street, S.E.).

Area of the site: 227,275.93 square feet or acres: 5.217 .

Baist Atlas No. 2, Page 22 .

The above information and attached documents are true to the best of my knowledge.

The District of Columbia
By virtue of a Transfer of Jurisdiction
dated October 25, 2002).

By: _____ 6/20/03
Name: Timothy F Dimond Date
Title: Chief Property Management Officer

Person(s) to be notified of all actions:

Greenstein DeLorme & Luchs, P.C.
Jacques B. DePuy, Lyle M. Blanchard and (202) 452-1400
Stephanie A. Baldwin Telephone Number
Name

1620 L Street, N.W., Suite 900
Washington, DC 20036
Address Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: Z.C. Case No. _____

207238

A. Morton Thomas and Associates, Inc.
Consulting Engineers

101-0262.55
June 10, 2003

DESCRIPTION OF:

Part of Lot 800 in Square E-1112
being also
Part of U.S. Appropriation 13,
District of Columbia.

Part of Lot 800 in **Square E-1112,** as the same is shown on **Assessment and Taxation Plat No. 3572-I,** dated **April 22, 1969,** on file among the Records of the Office of the Surveyor of the District of Columbia, said land being also part of original **U.S. Appropriation No. 13** as set forth among said Records on the **King Plats of Washington, Plate XVI,** dated 1803, and also shown, in whole or in part, in **Survey Book 2** at **page 507** (April 12, 1897), **Survey Book 8** at **page 294** (July 21, 1910), **Subdivision Book 140** at **page 199** (Transfer of Jurisdiction Plat, November 28, 1960) and **Surveyor's Office Map No. 4938** (January 23, 1961) among said Records; said **part of Lot 800** in **Square E-1112** (part of **U.S. Appropriation No. 13**) being more particularly described as follows:

BEGINNING for the same at the intersection of the east line of 19th Street, S.E. (80 ft. wide) and the south line of Independence Avenue, S.E. (90 ft. wide) as shown among said Records, being also the northwest corner of **Square E-1112** and **U.S. Appropriation No. 13;** thence departing 19th Street, S.E. and running with the south line of Independence Avenue, S.E.

1. **Due EAST, 618.32 feet;** thence departing Independence Avenue, S.E. and running in, through, over and across Lot 800 in Square E-1112 (U.S. Appropriation No. 13), so as to include a portion thereof, the following four (4) courses and distances:

2. **Due SOUTH, 297.71 feet;** thence

3. **Due WEST, 336.16 feet;** thence

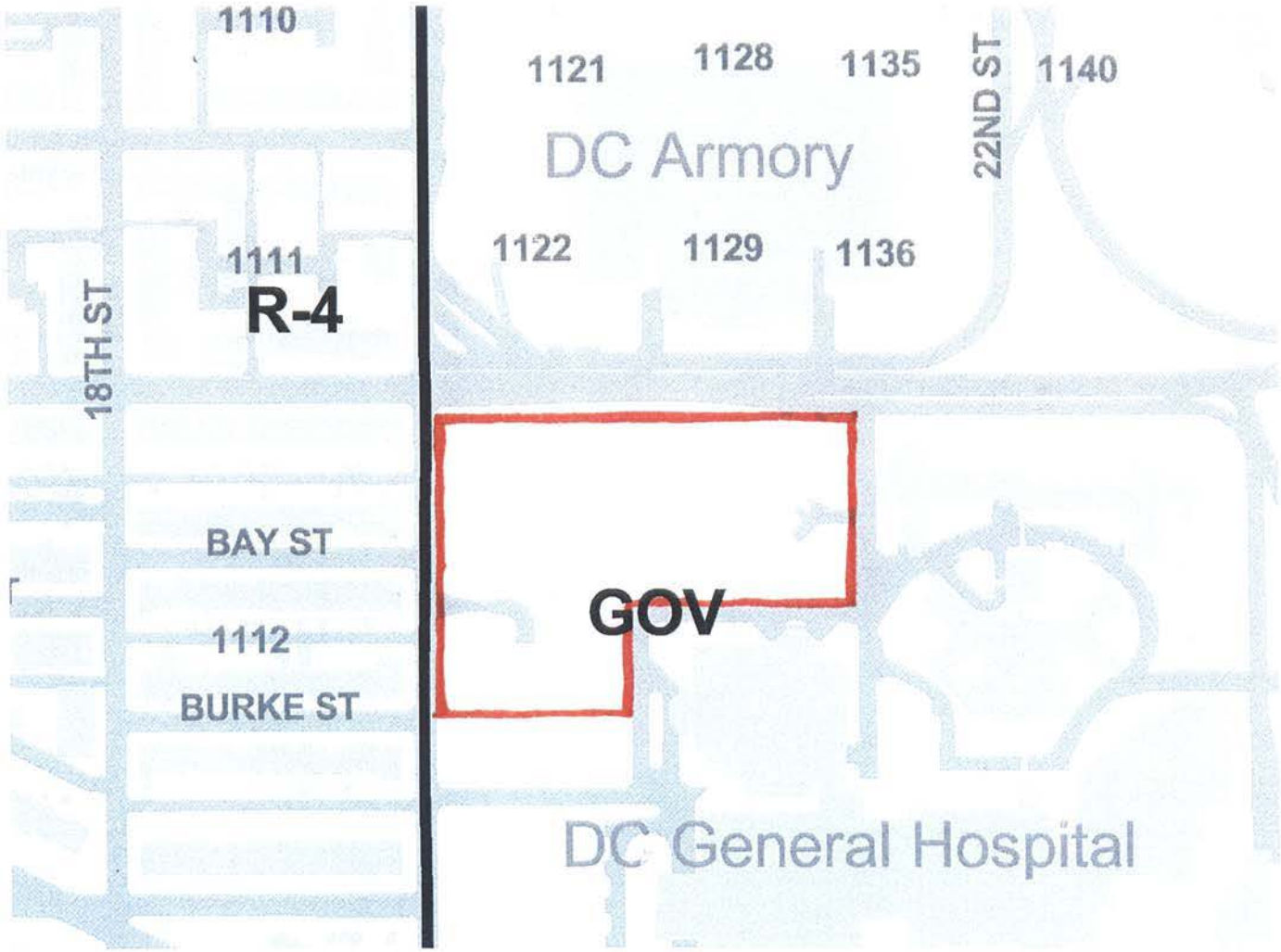
4. **Due SOUTH, 153.09 feet;** thence

5. **Due WEST, 282.16 feet** to the aforesaid east line of 19th Street, S.E., being also the west line of Square E-1112 and U.S. Appropriation No. 13; thence running with said line

6. **Due NORTH, 450.80 feet** to the place of beginning, containing a computed area of **227,276 square feet** or **5.2175 acres** of land.

SUBJECT TO WMATA Permanent Underground Easement for Stadium / Armory Metro Station and tunnel, and all other easements, rights-of-way and/or restrictions of Record.

PHONE 301-881-2545 FAX 301-881-0814 E-MAIL amt1@amtengineering.com
12750 TWINBROOK PARKWAY ROCKVILLE, MARYLAND 20852-1700


1110
1121
1128
1135
1140
22ND ST
DC Armory
1122
1129
1136
1111
R-4
18TH ST
BAY ST
GOV
1112
BURKE ST
DC General Hospital

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 16, 2003

Plat for Building Permit of SQUARE E-112 SITE PER SUB

Scale: 1 inch = 80 feet

Receipt No. 04950

Furnished to: A. MORTON THOMAS

Surveyor, D.C.

By: L.E.S. VTJ

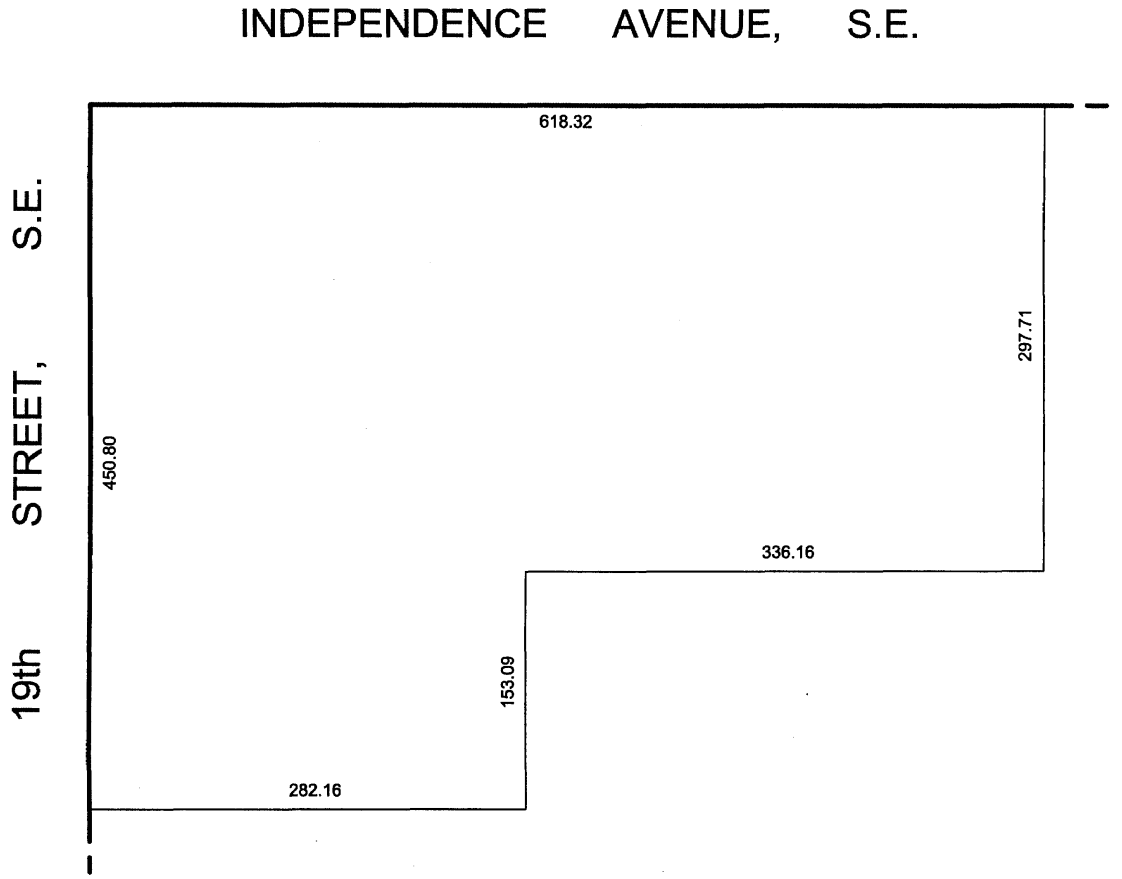
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SO-04950(2003)