



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
5055	14-23, 803-813, portions of 24 & 802	234,159	C-3-A and CR approved in connection with First Stage PUD	CR and C-3-C

Previous zoning (ZC and/or BZA) actions, including Order No.(s), affecting the above properties: 05-28

Address or boundary description of the premises: Kenilworth Avenue, NE to the south; Kenilworth Terrace, NE to the north, Foote Street, NE to the west, private property to the east

Total Area of the Site:	234,159	Square Feet	5.4	Acres	Baist Atlas No.		Page	
Advisory Neighborhood Commission(s):	7D	ANC/SMD(s):			7D07			
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:	Signature 	Date:	June 7, 2010		
Name:	Please Print Lano Parcel 12 LLC	Owner:	☒	Petitioner:	☐

Person(s) to be notified of all actions:

Name:	Phil Feola		
Address:	2001 K Street, NW		
Zip Code:	20006	Phone No.:	202.721.1114

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.05-28C
EXHIBIT NO.4F


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

**APPLICATION FOR SECOND-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 Final Approval of a PUD, details of which are as follows:			Total Area of the Site:	59,737	Square Feet
				1.4	Acres
Square No.	Lot No.	Square Feet	Baist Atlas No.:		Page
5055	21-23, 803-805, portions of lots 24 & 802	59,737	Date of Preliminary Approval:	4/13/2007	
			ZC Case/Order No.:	05-28	
			Concurrent change of zoning (<i>circle one</i>): (If yes, please complete a Map Amendment Application)		
			Yes ☒ / No ☐		
			Advisory Neighborhood Commission(s)/ Single-Member District(s):	7D07	
			If applicable, Historic District(s) in which site is located:		

Address or boundary description
of the premises:

The Property is bounded by Kenilworth Avenue, NE on the south, Kenilworth Terrace on the north, and private property on the west and the east.

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

05-28

Brief description of proposal:

The Applicant is proposing to construct a building for the Community College of the District of Columbia.

The proposed building will consist of approximately 300,000 square feet of gross floor area and the building height will be approximately 110 feet tall.

The building will include ground floor, neighborhood-serving retail and the remainder of the building will be dedicated to classrooms and accessory office space.

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:


Please Print

Date:

June 1, 2010

Owner's Name:

Lano Parcel 12 LLC

Name of Architect:

ZGF Architects LLP

Address:

1800 K Street, NW; Suite 200

Zip Code:

20006

Phone No.:

202.380.3015

Person to be notified of all actions:

Name:

Phil Feola

Address:

2001 K Street, NW; Floor 11

Zip Code:

20006

Phone No.:

202.721.1114

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 MODIFICATION OF A PREVIOUSLY APPROVED 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 modification to a previously approved PUD, details of which are as follows:			Total Area of the Site:	234,159	Square Feet
				5.4	Acres
Square No.	Lot No.	Square Feet	Baist Atlas No.:		Page
5055	14-23, 803-813, portions of 24 & 802	234,159	Date of Preliminary Approval:	April 13, 2007	
			ZC Case/Order No.:	05-28	
			Concurrent change of zoning (circle one): (if yes, please complete a Map Amendment Application)		
			Yes / No ☒ / ☐		
			Advisory Neighborhood Commission(s)/ Single-Member District(s):	7D07	
			If applicable, Historic District(s) in which site is located:		

Address or boundary description of the premises:

The property is bound by Kenilworth Avenue, NE to the south, Kenilworth Terrace, NE to the north,
Foote Street, NE to the west and private property to the east.

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

05-28, 05-28A, and 05-28A1

Brief description of proposal:

The Applicant is seeking to modify a portion of the First Stage PUD approval as it relates to the above-referenced property. The Applicant seeks to modify the approved uses for the property as well as the building heights approved for the property.

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:
Owner's Signature
Date:

June 1, 2008

Owner's Name:

Lano Parcel 12 LLC

Please Print
Name of Architect:

ZGF Architects LLP

Address:

1800 K Street, NW; Suite 200

Zip Code:

20006

Phone No.:

202.380.3015

Person to be notified of all actions:
Name:

Phil Feola

Address:

2001 K Street, NW; Floor 11

Zip Code:

20006

Phone No.:

202.721.1114

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**

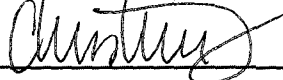
APPLICATION TO EXTEND THE VALIDITY OF ZONING COMMISSION ORDER

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 §2408.10 of 11 DCMR – Zoning Regulations, request is hereby made for an extension of Zoning Commission Order No.(s):

1.	Z.C. Order No.(s) granted (<i>please check one</i>):	☒ Approval	☐ Modification	☐ Extension
	of a PUD located in Lot(s):	See attached	Square:	See attached
2.	Address of PUD:	Bound by Kenilworth Ave. to the south, Anacostia Avenue to the north, Foote Street to the west and Hayes Street to the east, all in NE DC.		
3.	Conditions of Approval – Zoning:	CR and C3A	FAR: 4.4	Height: up to 110' Parking: 2400
	Lot Occupancy: 62.4	and description of the PUD: Zoning Commission Order No. 05-28 approved		
a mixed-use project in the Parkside neighborhood of Ward 7. The PUD was approved for 3,003,000 square feet of gross floor area, with approximately 1500-2000 residential units, 500,000-750,000 square feet of office use and 30,000-50,000 square feet of retail use. The Applicant is filing simultaneously a modification of the First Stage approval for a portion of the property, a Second Stage application and an amendment to the Zoning Map to rezone a portion of the property from the approved C-3-A and CR Zone Districts to the CR and C-3-C Zone Districts.				
4.	Length of extension requested:	Two years		
5.	Effective date of the original order:	April 13, 2007	Expiration date:	October 3, 2011
6.	No. of times extended:	0	Expiration date of last extension:	N/A
7.	Has Building Permit been applied for:	No		
8.	Explanation of "good cause" for extension pursuant to §2408.10 (<i>see instruction 5B on the back of this form</i>)			

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:	 on behalf of owners	Date:	6/2/2010
Owner's Name:	Parkside Residential LLC, Lano Parcel 12 LLC, Parkside Homes LLC, Parkside Senior Housing LLC		

Person(s) to be notified of all actions:

Name:	Phil Feola		
Address:	2001 K Street, NW		
Zip Code:	20006	Phone No.:	721.1114

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.

Square	Lot(s)
5041	47, 806-809, 811,812, 814, 815, 818, 820, 822, 824, 827
5055	14-25 and 801-803
5056	806, 809, 810-814 and 821

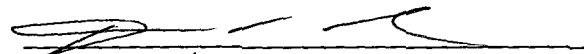
June 3, 2010

District of Columbia Zoning Commission
441 4th Street, NW
Suite 220-S
Washington, DC 20001

Re: Modification and Extension of Approved First Stage PUD; Review and Approval of Second Stage PUD (Square 5041, Lots 47, 806-809, 811, 812, 814, 815, 818, 820, 822, 824, 827; Square 5055, Lots 14-25 and 801-803; Square 5056, Lots 806, 809, 810-814 and 821)

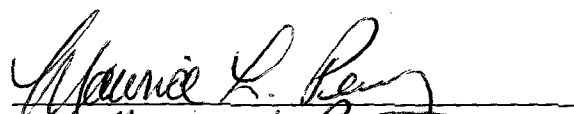
Dear Commissioners,

On behalf of Lano Parcel 12 LLC, Parkside Homes, LLC, and Parkside Residential LLC, owners of the above-referenced properties, I authorize the law firm of Goulston & Storrs to represent these entities in all matters relating to the applications pending before the District of Columbia Zoning Commission.


By: Jonathan Novak
Lano Parcel 12 LLC


By: Jonathan Novak
Parkside Homes LLC


By: MAURICE L. PERRY
Parkside Residential LLC


By: MAURICE L. PERRY
Parkside Senior Housing LLC