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September 12, 2005

VIA HAND DELIVERY

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

#05-30

2005 SEP 12 PM 2:55
D.C. ZONING COMMISSION

Re: Application for Consolidated Approval of a Planned Unit Development and a Zoning Map Amendment

Dear Members of the Commission:

On behalf of the West Group Development Company LLC and The Jarvis Company (the "Applicants"), we hereby submit an application for consolidated review and approval for a planned unit development (PUD) and a zoning map amendment.

The property that is the subject of this application consists of Parcel 126/74, Lot 858 in Square 3719 and Lots 69, 70, 71, 72, 73, 801, 824 and 826 in Square 3714 (the "Subject Property"). The Applicants are seeking consolidated PUD approval and rezoning of the Subject Property from the R-1-B District to the R-5-A District, and intend to construct a 199 unit residential development containing approximately 426,394 square feet of gross floor area dedicated to residential uses, with approximately 27 detached single family dwellings, 111 townhomes and 61 condominium apartments, on the Subject Property. The detached single family dwellings will have a height of approximately 35 feet above the first floor elevation. The townhomes will have a height of approximately 30 feet above the first floor elevation. The existing buildings to be converted into condominiums are approximately 40 feet above the first floor elevation. The project will have an overall floor area ratio ("FAR") of approximately 0.83 and will include approximately 381 off-street parking spaces.

Enclosed herewith, please find:

- An original and twenty copies of an application for consolidated approval of a PUD;
- An original and twenty copies of an application for a zoning map amendment;

ZONING COMMISSION

CASE No. 05-30

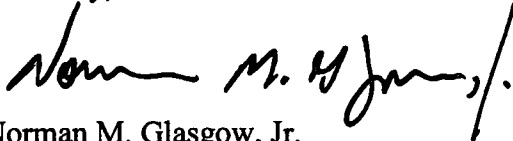
EXHIBIT No. ZONING COMMISSION

District of Columbia
CASE NO.05-30
EXHIBIT NO.1

- An original and twenty copies of a statement in support of the application and supporting exhibits and plans;
- A copy of the two Surveyor's Plats showing the included properties; and
- A check made payable to the D.C. Treasurer in the amount of \$750.00 for the filing fees for the zoning map amendment and PUD applications.

The Applicants request that the Zoning Commission review the application and schedule a public hearing at the earliest possible time. The Applicants and the development team are prepared to respond to questions or provide any additional information which may be required.

Sincerely,

A handwritten signature in black ink, appearing to read "Norman M. Glasgow, Jr.", with a stylized flourish at the end.

Norman M. Glasgow, Jr.

Enclosures

cc: Advisory Neighborhood Commission 4B
Ellen McCarthy, D.C. Office of Planning
Jennifer L. Steingasser, D.C. Office of Planning

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 to the Zoning Map as follows:

Table with 4 columns: Square No., Lot Nos., Existing Zoning, Requested Zoning. Rows include Parcel 126/74, Square 3714, and Square 3719.

Address or description of the premises: The Subject Property is located in the northeast quadrant of the District. Parcel 126/74 is bounded by Rittenhouse Street, New Hampshire Avenue, Peabody Street, Chillum Place and Sligo Mill Road.

Area of the Site: 501,691 square feet or acres

Baist Atlas No. 4, Page 27

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

Owner's Signature (handwritten)

Date 9/1/05

6000 New Hampshire Avenue LLC

By: The West Group Development Company LLC, its Managing Member

Owner's Printed Name Stanley H. Vondrie

Person to be notified of all actions:

Name Norman M. Glasgow, Jr.

Telephone Number (202) 955-3000

Address 2099 Pennsylvania Avenue, N.W., Suite 100, Washington, DC 20006-6801

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted:

Z.C. Case No.

INSTRUCTIONS

Any request for an amendment to the Zoning Map that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 1, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #1 for each ownership). In addition to the original form, submit twenty (20) copies.
2. Twenty (20) copies of 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 this form.
3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.
4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.
6. Non-refundable filing fee of \$250.00 (make check or money order payable to the D.C. Treasurer; no cash).

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

**ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT**

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 Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
Parcel 126/74		R-1-B	R-5-A
Square 3714	69-73; 801, 824 & 826	R-1-B	R-5-A
Square 3719	858	R-1-B	R-5-A

Address or description of the premises: The Subject Property is located in the northeast quadrant of the District. Parcel 126/74 is bounded by Rittenhouse Street, New Hampshire Avenue, Peabody Street, Chillum Place and Sligo Mill Road. Lots 69, 70, 71, 72, 73, 801, 824 and 826 in Square 3714 are bounded by Peabody Street, New Hampshire Avenue, a 15 foot public alley, and 1st Street.

Area of the Site: 501,691 square feet or acres

Baist Atlas No. 4, Page 27.

Brief description of the proposal: The Applicants intend to construct a 199 unit residential development containing approximately 426,394 square feet of gross floor area dedicated to residential uses, with approximately 27 detached single family dwellings, 111 townhomes and 61 condominiums, on the Subject Property. The buildings will have heights ranging from approximately 30 to 40 feet above their respective first floor elevations. The project will have an overall floor area ratio ("FAR") of approximately 0.83 and will include approximately 381 off-street parking spaces.

Concurrent change of zoning requested (check one): Yes No

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


Owner's Signature

8/1/05
Date

6000 New Hampshire Avenue LLC
By: The West Group Development Company, LLC, its Managing Member
Owner's Printed Name
Stanley H. Voudrie

Person to be notified of all actions:

Norman M. Glasgow, Jr. (202) 955-3000
Name Telephone Number

2099 Pennsylvania Avenue, N.W., Suite 100, Washington, DC 20006-6801
Address Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 1 acre pursuant to Section 2401 of the Zoning Regulations.


Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

INSTRUCTIONS

Any request for one-step (consolidated) approval of a planned unit development (PUD) that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 5, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #5 for each ownership). In addition to the original form, submit twenty (20) copies.
2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested consolidated PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.
3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.
4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.
6. Non-refundable filing fee of \$500.00 (make check or money order payable to the D.C. Treasurer; no cash).
7. Compliance with the requirements of Chapter 24 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. Architectural drawings should include one full-size set and twenty (20) reduced sets.

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