

Holland & Knight

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Leila M. Jackson Batties
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202.419.2583

December 22, 2010

VIA HAND DELIVERY

Ms. Sharon Schellin
Secretary to the Zoning Commission for the
District of Columbia
Office of Zoning
441 Fourth Street, NW, Suite 210-S
Washington, D.C. 20001

2010 DEC 22 PM 3:07
OFFICE OF ZONING

Re: Prehearing Statement for Zoning Commission Case No. 06-14B
PUD Modification / MidAtlantic Realty Partners, LLC

Sharon
Dear Ms. Schellin:

On behalf of MidAtlantic Realty Partners, LLC, we respectfully submit the following items in support of the above-referenced application for a modification to a previously approved planned unit development:

1. Form 116 -- Hearing Fee Calculator and check in the amount of \$19,567.30 the balance of the hearing fee;
2. a second set of mailing labels for owners of the property within 200 feet of the PUD site.

Thank you for your considerate attention to this matter. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely yours,

Leila Batties

Leila M. Jackson Batties

enclosures

#9982561_v1

ZONING COMMISSION
District of Columbia

CASE NO.

EXHIBIT NO.

06-14B
21



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 116 – HEARING FEE CALCULATOR

Pursuant to §3041 of DCMR Title 11, the following hearing fees shall be paid when the Zoning Commission schedules a public hearing on a petition or application. In the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Please show ALL computations.

A department, office, or agency of the Government of the District of Columbia is not required to pay a hearing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

PLEASE COMPLETE, SIGN, AND RETURN THIS FORM WITH PAYMENT TO THE OFFICE OF ZONING.

MAP AMENDMENT

Pursuant to §3041.1 of DCMR Title 11, if the Commission schedules a public hearing on a petition or application for an amendment to the Zoning Map, prior to advertisement of the hearing, the petitioner/applicant shall pay a hearing fee in accordance with the following schedule:

Petition or Application for Rezoning to any:	Fee	Unit	Total
R-1, R-2, or R-3 District, for each acre (43,560 ft. ²) or part of an acre	\$650.00		
R-4 or R-5-A District, for each acre (43,560 ft. ²) or part of an acre	\$1,625.00		
R-5-B District, for each acre (43,560 ft. ²) or part of an acre	\$3,250.00		
R-5-C, R-5-D, or R-5-E District, for each acre (43,560 ft. ²) or part of an acre	\$6,500.00		- N/A -
SP, W, or CR District, for each 20,000 ft. ² or part of that area	\$2,600.00		
C-1 or C-2 District, for each 10,000 ft. ² or part of that area	\$1,625.00		
C-3, C-4, or C-5 District, for each 10,000 ft. ² or part of that area	\$3,250.00		
C-M or M District, for each 20,000 ft. ² or part of that area	\$2,600.00		
TOTAL			

- Notes:
- For any overlay district, the fee shall be computed in accordance with the requirement for the underlying zone
 - The maximum hearing fee for rezoning to any Residence District (R-1, R-2, R-3, R-4, or R-5) is \$50,000
 - For an application that proposes rezoning to more than one (1) zone district or is in the alternative, the fee shall be the total of the amounts for the area devoted to each proposed district or alternative computed separately

TEXT AMENDMENT

Pursuant to §3041.3 of DCMR Title 11, if the Commission schedules a public hearing on a petition for an amendment to the text of the Zoning Regulations, prior to the advertisement of the hearing, the petitioner shall pay a hearing fee in accordance with the following schedule:

Petition	Fee	Unit	Total
Each section proposed to be added, deleted, or amended	\$325.00		
TOTAL			- N/A -

- Note:
- The maximum hearing fee for a text amendment to the Zoning Regulations is \$1,300

PLANNED UNIT DEVELOPMENT (PUD), AIR SPACE DEVELOPMENT, OR ANY OTHER REVIEW OF A SPECIFIC SITE PLAN OR BUILDING PLAN

Pursuant to §3041.4 of DCMR Title 11, if the Commission schedules a public hearing on an application for approval of a planned unit development, air space development, or any other action where review of a specific site plan or building plan is required, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Application	Fee	Unit	Total
For each 100 ft. ² of gross floor area (GFA), or part thereof, included in the application devoted to dwelling units, and the immediate area needed to serve that dwelling unit	\$7.00		
For each 100 ft. ² of GFA, or part thereof, included in the application devoted to any use other than a dwelling unit and the immediate area needed to serve that dwelling unit	\$13.00		- N/A -
TOTAL			

PLEASE CONTINUE TO SIDE TWO OF THIS FORM

Exhibit No. _____

Case No. _____

FORM 116 – HEARING FEE CALCULATOR – Side 2

MODIFICATION TO AN APPROVED PUD, AIR SPACE DEVELOPMENT, OR ANY OTHER REVIEW OF A SPECIFIC SITE PLAN OR BUILDING PLAN

Pursuant to §3041.6 of DCMR Title 11, if the Commission schedules a public hearing on an application for a modification to an approved planned unit development, air space development, or any other review of a specific site or building plan, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Request for Modification	Fee	Total
Modification to a previously approved case	26% of original hearing fee or \$1,300, whichever is greater	20,567.30
TOTAL		20,567.30

FEE OF PETITION/APPLICATION

Pursuant to §3041.4 of DCMR Title 11, in the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Below, please list the total fee for each action requested and enter the fee of the greatest fee calculated.

Type of Petition/Application	Total
Map Amendment	
Text Amendment	
PUD, air space development, or any other review of a specific site plan or building plan	
Modification to an approved PUD, air space development, or any other review of a specific site or building plan	20,567.30
GREATEST OF CALCULATED FEES	20,567.30

CERTIFICATION

I/We certify that the information on this form 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)

Name: **Leila M. Jackson Batties**

Signature: *Leila M. Jackson Batties*

Date: **12/21/10**

OFFICIAL USE ONLY:

Office of Zoning Determination

Based upon review of the petitioner's/applicant's supplemental filing and the information contained on this form:

- ☐ the calculated fee is accepted as submitted
- ☐ the calculated fee requires adjustment (requires new Form 116 – Hearing Fee Calculator Form)

Signature: _____

Date: _____



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 200 S, Washington, D.C. 20001

(202) 727 6311 * (202) 727 6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

Check No.	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net	
CKWGACK MRP WASHINGTON	1703-00	UDmod122210	12/22/2010		PUD modification hr	19,567.30	0.00	19,567.30
Payor: CK MRP WASHINGTON GATEWAY, LLC				Date	Check No.	Check Amount		
Payee: DC TREASURER				12/22/2010	000002	19,567.30		

Retain this statement for your records

THE FACE OF THIS DOCUMENT HAS MICROPRINTING. DO NOT CASH IF MISSING. THE BACKGROUND WILL EXPOSE A HIDDEN VOID WHEN PHOTOCOPIED.

CK MRP WASHINGTON GATEWAY, LLC
3050 K STREET, NW
SUITE 125
WASHINGTON, DC 20007

EAGLEBANK
BETHESDA, MD 20814

65-329
550

Date 12/22/2010 Check No. 000002 Check Amount \$19,567.30

Nineteen Thousand Five Hundred Sixty Seven AND 30/100 Dollars

Pay to the order of:

VOID IF NOT CASHED WITHIN 90 DAYS WITHIN DATE OF ISSUE

DC TREASURER

WASHINGTON, DC

[Signature]

llr

United States Of America
GSA
7th And D Sts., SW Room 2021
Washington, DC 20401-0001

DC Cy Owner LLC
1065 Kane Concourse - Ste. 201
Bay Harbor Is, FL 33154-2100

Baltimore & Ohio Railroad Company
c/o Treasury Services
400 N Capitol St., NW
Washington, DC 20001-1511

National Railroad Passenger Corp
c/o Treasury Services
400 N Capitol St., NW
Washington, DC 20001-1511

Central Armature Works Inc.
1200 3rd St., NE
Washington, DC 20002-3408

Potomac Electric Power Company
701 9th St., NW
Washington, DC 20001-4572

Potomac Electric Power Company
701 9th St., NW
Washington, DC 20001-4572

Federal Express Corporation
Tax Dept/ 3rd Fl
3630 Hacks Cross Rd.
Memphis, Tn 38194-0001

G9 Mrp Washington Gateway LLC
1133 21st St., NW - Ste. 720
Washington, DC 20036-3372

Washington Terminal Company
1801 9th St., NE
Washington, DC 20018-1001

Washington Metropolitan Area Transit
Authority (Wmata)
600 5th St., NW
Washington, DC 20001-2610

Robert N Wiley
Jerry Lyles
1439 South Carolina Ave., SE
Washington, DC 20003-2329

Washington Terminal Company
400 N Capitol St., NW
Washington, DC 20001-1511

District Of Columbia
Suite 307
1350 Pennsylvania Ave., NW
Washington, DC 20004-3003

Lui Wdc Florida LLC
100 Waugh Dr. - Ste. 600
Houston, TX 77007-5961

Sang Oh & Company Inc.
300 Morse St., NE
Washington, DC 20002-7000

Ju Man Chong
Byong Ja Chong
11401 Wolfs Lndg
Fairfax Sta, VA 22039-2041

Su Man Chong
Byong J A Chong
11401 Wolfs Lndg
Fairfax Sta, VA 22039-2041

Won Ho Choi
Chom Soon Choi
300 Morse St., NE - Ste. C
Washington, DC 20002-7035

Won Ho Choi
Chom Soon Choi
300 Morse St., NE - Ste. C
Washington, DC 20002-7035

Ki Cho
Son Y Cho
9454 Wooded Glen Ave.
Burke, VA 22015-4230

Liou Family L.L.C.
c/o Liou Fam LLC/Sec G & H
300 Morse St., NE
Washington, DC 20002-7000

Tang Enterprise LLC
12805 Brandon Green Ct.
Silver Spring, MD 20904-3569

Washington Metropolitan Area Transit Authority
(Wmata)
600 5th St., NW
Washington, DC 20001-2610

Real Estate & Improvement Company Of Baltimore
Csx Tax
500 Water St # J910
Jacksonville, FL 32202-4423

United States Of America
Natl Park Service
c/o Peter May
1100 Ohio Drive, SW -- Room 220.
Washington, D.C., 20242