



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



**FORM 105 - 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 in Square Feet:		38,452 square feet
			Total Area of the Site in Acres:		.882 acres
Square No.	Lot No.	Square Feet	Date PUD was Approved:		April 28, 2009
3587	8	38,452 SF	ZC Case/Order No.:		06-40 and 06-40A
			Concurrent change of zoning (circle one): (if yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)		
			No		
			Single-Member Advisory Neighborhood Commission District(s):		
			ANC 5B 06		
			If applicable, Historic District(s) in which site is located:		
			None.		

Address or boundary description of the premises:	340 Florida Avenue, NE
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Previous zoning (ZC and/or BZA) actions, including Order No.(s), affecting the above properties:	Z.C. Order No. 06-40 approved a PUD at the property and a Zoning Map amendment from C-M-1 to C-3-C.
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Brief description of proposal:	Gateway Market and Residences LLC proposes to modify the previous approval to allow for an approximately 183,700 to 189,700 square foot building with a residential component of 170 to 216 units (or hotel use) and 27,400 square feet of retail use. The project will contain approximately 4.8 to 4.9 FAR and have a height of 80 feet, one (1) inch.
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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)

Owner's Signature:	Please see attached signature page	Date:	4/8/2013
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Owner's Name:	Please Print Sang Oh & Company, Inc.
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Person(s) to be notified of all actions:

Name:	Maureen Dwyer, Esq.
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Address:	1999 K Street, NW, Suite 500, Washington, DC
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Zip Code:	20006	Phone No(s).:	202-721-1101	E-Mail:	mdwyer@goulstonstorr.com
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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.06-40C
EXHIBIT NO.2B

**[Signature page for Application for a Modification of a Previously Approved
Planned Unit Development (PUD) for Sang Oh & Company, Inc.]**

SANG OH & COMPANY, INC.

By:



Sang Oh Choi, President
300 Morse Street, NE
Washington, DC 20002

Gateway Market Center, Inc.

April 16, 2013

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

**Re: Zoning Commission Case Nos. 06-40 and 06-40A – Application of Gateway
Market Center, Inc. – Modification and Request for Two-Year Extension of
Time**

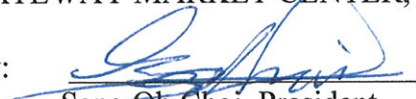
Dear Chairman Hood:

This letter hereby authorizes the law firm of Goulston & Storrs, PC and Washington Gateway (SOE), LLC, and Gateway Realty (EDENS), LLC (and other affiliates of EDENS) to file and process an Application for a Modification to the PUD approved by Z.C. Order No. 06-40 and 06-40A and a Request for a Two-Year Extension of Time for the such Orders. Goulston & Storrs, PC, Washington Gateway (SOE), LLC, and Gateway Realty (EDENS), LLC (and other affiliates of EDENS) are authorized to act on our behalf and as our agents with respect to this matter.

Sincerely,

GATEWAY MARKET CENTER, INC.

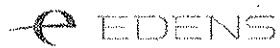
By:


Sang Oh Choi, President
300 Morse Street, NE
Washington, DC 20002

SANG OH & COMPANY, INC.

By:


Sang Oh Choi, President
300 Morse Street, NE
Washington, DC 20002



April 8, 2013

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

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Market Center, Inc. – Modification and Request for Two-Year Extension of
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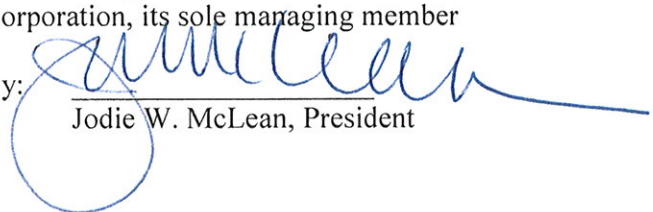


Sincerely,

Gateway Realty (EDENS), LLC,
a South Carolina limited liability company

By: Edens Realty, Inc., a South Carolina
Corporation, its sole managing member

By:


Jodie W. McLean, President