

EXHIBIT C

COMPLIANCE WITH CHAPTER 24 OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

The Project complies with the process and requirements set forth in Chapter 24 of the Zoning Regulations for the review of a Planned Unit Development (“PUD”) in the District of Columbia. The Zoning Regulations, pursuant to 11 DCMR § 2406.6, also permit an application for a PUD to be filed in conjunction with a request for a zoning map amendment, and the application complies with those requirements as well.

1. Area Requirement: The Project encompasses 9,000 square feet of land, which is approximately 40% less than the minimum required area for PUDs in the C-2-B Zone District. Accordingly, the Applicant seeks a waiver of this requirement pursuant to 11 DCMR § 2401.2, as the Project is of exceptional merit, devoted entirely to the provision of workforce housing in an underserved market.

2. Notice: The Certificate of Service herein states that a Notice of Intent to File a PUD Application and Related Map Amendment was mailed to Advisory Neighborhood Commission 1B and to the owners of all property within 200 feet of the perimeter of the Property, as required by the Zoning Regulations. (11 DCMR §§ 2406.7-2406.10).

3. Sections 2406.11(a) and 2406.12(a): The completed application forms for the consolidated PUD and the Zoning Map Amendment are attached as Exhibit B.

4. Section 2406.11(b): A map showing the location of the proposed project, the existing zoning for the Subject Property and zoning of adjacent properties, as well as the proposed change of Zoning is included in a Separate Volume plans and drawings filed with the application documents in this case.

5. **Sections 2406.11(c) and 2406.12(b):** The preceding Statement outlines the purposes and objectives of the Project, and how this application meets the evaluation standards for PUDs enumerated in the Zoning Regulations.

6. **Sections 2406.11(d) and 2406.12(c):** A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities, and other easements, walkways, driveways, plaza, arcades, and any other open spaces is included in the Separate Volume of plans and drawings filed with the application documents in this case.

7. **Section 2406.12(d):** Landscaping and grading is shown on the plans and drawings filed in the Separate Volume with the application documents in this case.

8. **Section 2406.12(e):** Typical floor plans and architectural elevations for the proposed building, as well as sections for the building are included in the Separate Volume of plans and drawings filed with the application documents in this case.

9. **Section 2406.12(f):** A detailed circulation plan showing all driveways and walkways, including width, grades, and curb cuts, as well as parking and loading plans is included in the Separate Volume of plans and drawings filed with the application documents in this case.

10. **Sections 2403.11 and 2406.11(e):** A tabulation of development data providing relevant information regarding the Project is included on Page 12 of the preceding Statement.