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March 27, 2014

VIA HAND DELIVERY

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

Re: Z.C. Case No. 10-26B - Revised Application for Modification of a Previously
Approved PUD (Z.C. Case No. 10-26) at 3333 Georgia Avenue, N.W. (Square
3040, Lot 130)

Dear Members of the Commission:

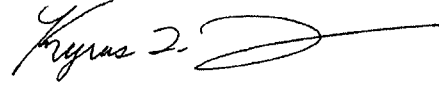
On behalf of 3321 Georgia, LLC, as Applicant in the above-referenced case, we hereby submit a revised application statement and architectural plans and elevations for approval of modifications to an approved Planned Unit Development ("PUD") in Lot 130, Square 3040 (the "Subject Property") in the GA/C-2-B District. The Zoning Commission approved the original PUD in Z.C. Order No. 10-26, and granted a two-year time extension pursuant to Z.C. Order No. 10-26A. This statement and the attached plans replace the statement and plans filed on January 15, 2014, and marked as Exhibit 3 in the record of Zoning Commission Case No. 10-26B.

The Applicant proposes build a mixed-use development composed of retail and residential uses on the Subject Property. The modified project will have a FAR of 5.70, as permitted under the C-2-B PUD requirements, and will include approximately 94,317 square feet of residential use and 4,170 square feet of new retail use. The building will be constructed to a maximum height of 89 feet, 8 inches, and the project will include a total of 22 off-street parking spaces.

ZONING COMMISSION
District of Columbia
CASE NO.10-26B
EXHIBIT NO.13

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kyrus L. Freeman", with a long horizontal flourish extending to the right.

Kyrus L. Freeman

Attachments

cc: Advisory Neighborhood Commission 1A (w/attachments, via U.S. Mail)
Stephen J. Mordfin, D.C. Office of Planning (w/attachments, via Hand)