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June 2, 2011

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Re: Application for the Consolidated Review and Approval of a
Planned Unit Development and Amendment to the Zoning Map
at 1711 Florida Avenue, NW (Square 2562, Lot 95) ("Property")

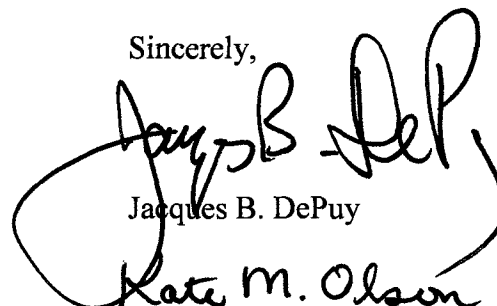
Dear Chairman Hood and Members of the Commission:

Enclosed please find the application of 1711 Florida Avenue Property, LLC for a consolidated review and approval of a Planned Unit Development and Amendment to the Zoning Map for the Property located at 1711 Florida Avenue, N.W.

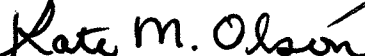
The original, an unbound copy and twenty bound copies of the statement in support of the application, along with the application forms, requisite plans and other materials are enclosed with this letter, as well as a check made payable to the D.C. Treasurer in the amount of Nine Hundred and Seventy Five Dollars (\$975.00) for the filing fee.

If you have any questions regarding the application please ask the Office of Zoning to call the undersigned at 202-452-1400.

Sincerely,



Jacques B. DePuy



Kate M. Olson

ZONING COMMISSION
District of Columbia

Enclosures

391363v1

CASE NO. 11-11
EXHIBIT NO. 1

CERTIFICATE OF SERVICE

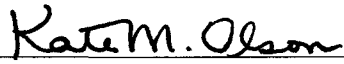
I hereby certify that on June 2, 2011 a copy of this Application for a Consolidated Review and Approval of a Planned Unit Development and Amendment to the Zoning Map was served, by hand delivery or first class mail, on the following:

Advisory Neighborhood Commission 1C
P.O. Box 21009
Kalorama Station
Washington, DC 20009

Commissioner Wilson Reynolds, SMD 1C07
2370 Champlain Street, NW, #23
Washington, DC 20009

Ms. Jennifer Steingasser
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024

Mr. Jeffrey Jennings
Department of Transportation
55 M Street, SE
Suite 400
Washington, DC 20003


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