



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



**FORM 104 - APPLICATION FOR CONSOLIDATED APPROVAL OF A
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 11 DCMR – Zoning Regulations, request is hereby made for Consolidated
Approval of a PUD, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
2562	95	25,921	RC/C-2-B	C-2-B

Previous zoning (ZC and/or BZA) actions, including Order No(s)., affecting the above properties:

ZC Orders 501,523,523-A,589 (Reed-Cooke Overlay);BZA Order18118 (Animal Boarding & Grooming)

Address or boundary description of the premises: 1711 Florida Ave., NW Bounded by Pepco Substation to the north,
Champlain Street and Marie Reed Park to the west, Florida Ave to the South and Security Storage Bldg to the east.

Total Area of the Site in Square Feet:	25,921	Total Area of the Site in Acres:	0.60
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Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of
0.34 acres or 15,000 square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal: consolidated review and approval of a PUD and corresponding map amendment of property located in Square 2562, Lot 95

for adaptive reuse of a public garage into a mixed-use development containing 125-130 residential units, parking garage, and new neighborhood-serving street-level commercial uses.

Concurrent change of zoning (circle one): Yes (if yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s): ANC 1C, SMD 07

If applicable, Historic District(s) in which site is located: N/A

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:

Date:

5/27/11

Owner's Name:

Please Print
1711 Florida Avenue Property, LLC

Person(s) to be notified of all actions:

Name:

Jacques B. DePuy and Kate M. Olson, Greenstein DeLorme & Luchs, P.C.

Address:

1620 L Street, N.W., Suite 900, Washington, D.C.

Zip Code:

20036

Phone No(s):

(202) 452-1400

E-Mail:

JBD@GDLLAW.COM and KMO@GDLLAW.COM

**ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS
FORM WILL NOT BE ACCEPTED.**



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



FORM 101 - APPLICATION/PETITION* TO AMEND THE ZONING MAP

* The Zoning Commission (ZC) will determine at the time of set down whether this is a contested (Application) or rulemaking (Petition) case.

**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 §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
2562	95	25,921	RC/C-2-B	C-2-B

Previous zoning (ZC and/or BZA) actions, including Order No(s)_, affecting the above properties:

ZC Orders 501,523,523-A,589(Reed-Cooke Overlay);BZA Order18118(Animal Boarding & Grooming)

Address or boundary description of the premises: 1711 Florida Avenue, NW

Bounded by Pepco Substation adjacent to the north, Champlain Street and Marie Reed Recreation Park to the west, Florida Avenue to the south and Security Storage building adjacent to the east.

Total Area of the Site in Square Feet:	25,921	Total Area of the Site in Acres:	.60
Single-Member Advisory Neighborhood Commission District(s):	ANC 1C, SMD 07		
If applicable, Historic District(s) in which site is located:	N/A		

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/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)

Signature:		Date:	5/27/11
Name:	1711 Florida Avenue Property, LLC Please Print	Owner:	☒
		Applicant/Petitioner:	☐

Person(s) to be notified of all actions:

Name:	Jacques B. DePuy and Kate M. Olson, Greenstein DeLorme & Luchs, P.C.				
Address:	1620 L Street, N.W., Suite 900, Washington, D.C.				
Zip Code:	20036	Phone No(s):	(202) 452-1400	E-Mail:	JBD@GDLLAW.COM and KMO@GDLLAW.COM

ANY APPLICATION/PETITION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

1711 Florida Avenue Property, LLC
1615 New Hampshire Avenue, NW
Suite LL
Washington, DC 20009

May 26, 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: Consolidated PUD Application and Zoning Map Amendment for
1711 Florida Avenue, NW
(Square 2562, Lot 95) ("Property")

Dear Chairman Hood and Members of the Commission:

Please be advised that 1711 Florida Avenue Property, LLC, owner of the Property, hereby authorizes its land use counsel, Greenstein, DeLorme & Luchs, P.C., to file and prosecute Applications to the Zoning Commission for a Consolidated Planned Unit Development and Amendment to the Zoning Map for the Property and to take any and all actions necessary in conjunction therewith.

Sincerely,

1711 Florida Avenue Property, LLC

By: 

(Name): Ernest L. Marcus

Its: Authorized Managing Member