



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



**FORM 107 - APPLICATION FOR DESIGN REVIEW**

Before completing this form, please review the instructions on the reverse side.  
Print or type all information unless otherwise indicated. All information must be completely filled out.

**New Application** :  Required  Voluntary  Modification to a Previously Approved Design Review

Pursuant to:

- |  |  |
|--|--|
| <input type="checkbox"/> Subtitle K, Chapter 5 - Capitol Gateway (CG) Overlay District | <input type="checkbox"/> Subtitle K, Chapter 4 - Southeast Federal Center (SEFC) Overlay |
| <input type="checkbox"/> Subtitle K, Chapter 2 - Hill East (HE) District               | <input type="checkbox"/> Subtitle K, Chapter 3 - Union Station North (USN) District      |

an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Additional Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
	1499	802, 803, 806, 807	MU-4	Special Exception	Sub G, Sec. 405.2

**Present use(s) of Property:** Retail and service, restaurant, surface parking

**Proposed use(s) of Property:** Retail and service, grocery store, residential

**Owner of Property:** See attached

**Address of Owner:** See attached

**Phone No.(s):** See attached **E-Mail:** See attached

**Advisory Neighborhood(s):** 3E and 3D **Date Presented at ANC(s):**

**Date NOI Sent:** 7/11/2016  U.S. Mail  E-mail  Other

**Brief description of proposal:** Mixed use development consisting of residential uses and a new full service grocery store within two new buildings. Existing office building, and shopping center and accessory parking, to remain

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)

**Date:** **Signature\*:**

**To be notified of hearing and decision (Owner or Authorized Agent\*):**

**Name:** Christopher H. Collins, Holland & Knight LLP

**Address:** 800 17th Street, NW, Suite 1100, Washington, DC, 20006

**Phone No.(s):** (202) 457-7841 **E-mail:** chris.collins@hkllaw.com

\* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

**Ownership of Properties Contained Within the Voluntary Design Review Project  
Boundary for Z.C. Case No. 16-23**

**Assessment & Taxation Lots 802 and 803**

FW DC-Spring Valley Shopping Center LLC  
1919 Gallows Road  
Suite 1000  
Vienna, VA 22182

**Assessment & Taxation Lot 806**

American University Controller  
4400 Massachusetts Avenue, NW #LL  
Washington, DC 20016

**Assessment & Taxation Lot 807**

Apex Real Estate Company  
11 North Washington Street  
Suite 200  
Rockville, MD 20850

\*All current owners of the properties listed above (A&T Lots 802, 803, 806, and 807) have duly authorized, in writing, Valor Development, LLC, contract purchaser of Assessment & Taxation Lot 807, to represent their interests before the Zoning Commission with respect to the voluntary design review application in Z.C. Case No. 16-23

Valor Development, LLC  
4619 41<sup>st</sup> Street, NW  
Washington, DC 20016  
(202) 570-7060 ext 601  
will@valordev.com