

November 11, 2024

**VIA IZIS**

Anthony J. Hood, Chairman  
Zoning Commission for the District of Columbia  
441 Fourth Street, NW, Suite 200S  
Washington, DC 20001

**Re: Application of 901 Monroe Street, LLC (the “Applicant”) to the District of Columbia Zoning Commission for a Consolidated PUD and Related Zoning Map Amendment (collectively, the “Application”)**

Dear Chairman Hood and Commissioners:

On behalf of the Applicant, I hereby submit this Application for a consolidated PUD and related amendment to the Zoning Map from the MU-3A and R-2 zones to the MU-5B zone to allow the development of a new multi-family residential building on the property known as 901 Monroe Street, NE - Lot 23 in Square 3829 (the “Property”).

Along with the statement in support of the Application, attached are the following exhibits:

- Exhibit A Agent Authorization Letter and Application Form;
- Exhibit B Certificate of Notice and Notice of Intent to File a Zoning Application;
- Exhibit C List of Property Owners within 200 feet of the Property;
- Exhibit D Certificate of Compliance with Subtitles X and Z of the Zoning Regulations;
- Exhibit E List of Publicly Available Information referenced in this Application;
- Exhibit F Surveyor’s Plat;
- Exhibit G Architectural Drawings, Elevations, Renderings, Sections, Streetscape Designs, Landscaping, Civil, Pictures of Property and Surrounding Area, Site Plans, Maps, and Other Plans;
- Exhibit H Evaluation of Comprehensive Plan Consistency; and
- Exhibit I Environmental and Facilities Impact Analysis.

Two (2) sets of mailing labels and a check made payable to DC Treasurer in the amount of \$1,300.00 as the combined filing fee for the applications for a consolidated PUD and a Zoning Map amendment will be hand delivered to the Office of Zoning under separate cover.

The Applicant respectfully asks the Commission to schedule, at its earliest opportunity, this Application for public meeting consideration to be set down for a public hearing.

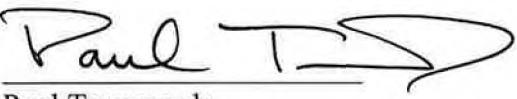
901 Monroe Street, LLC

November 11, 2024

Page 2

Thank you for your attention to this application.

Respectfully submitted,

  
\_\_\_\_\_  
Paul Tummonds

Enclosures

### Certificate of Service

The undersigned hereby certifies that copies of the foregoing materials were delivered by electronic mail to the following addresses on November 11, 2024.

Jennifer Steingasser  
Joel Lawson  
Office of Planning  
[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)  
[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)

Erkin Ozberk  
Carlos Pazmino  
District Department of Transportation  
[erkin.ozberk@dc.gov](mailto:erkin.ozberk@dc.gov)  
[carlos.pazmino@dc.gov](mailto:carlos.pazmino@dc.gov)

ANC 5B  
[5B@anc.dc.gov](mailto:5B@anc.dc.gov)

ANC 5B04  
Commissioner Ra Amin  
[5B04@anc.dc.gov](mailto:5B04@anc.dc.gov)



Paul Tummonds