

CERTIFICATE OF COMPLIANCE WITH SUBTITLES X AND Z OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

The application (“**Application**”) for review and approval of a Modification with Hearing of an approved Planned Unit Development (“**PUD**”) approved in Z.C. Order No. 563, to which this Certificate is attached is made pursuant to the procedural requirements set forth in Chapters 3 of Subtitle X and in Chapter 3 of Subtitle Z of the Zoning Regulations for the review of a PUD.

- 1. Modification with Hearing of Consolidated PUD (Subtitle Z, Section 704.3):** This Application satisfies the requirements of a Second-Stage PUD application.
- 2. Area and Contiguity Requirements (Subtitle X, Section 301):** The property that is the subject of this Application encompasses approximately 28,645 square feet of land area and is contiguous. This land area satisfies the area and contiguity requirements of Subtitle X, Section 301.
- 3. Fees (Subtitle Z, Sections 300.2):** This application is accompanied by payment of the fees prescribed in Subtitle Z, Chapter 16 for a modification to an approved PUD.
- 4. Authorization (Subtitle Z, Sections 300.4; 300.5):** The name, address, and signature of the owner of the property that is the subject of this Application are included in the Application Form and Letter of Authorization filed herewith as Exhibit C.
- 5. Notice (Subtitle Z, Sections 300.7, 300.8, 300.12(d)):** The Certificate of Notice filed herewith as Exhibit D states that a Notice of Intent to File a Zoning Application, dated June 2, 2025 (the “**NOI**”) was mailed to Advisory Neighborhood Commission (“**ANC**”) 2A and 2C, the owners of all property within 200 feet of the perimeter of the Property, and each lessee having a lease for part of the building located on the Property, as required by the Zoning Regulations. A summary of meetings and discussions held with interested agencies and parties is included in the Statement to which this Certificate is attached.
- 6. ANC Meeting (Subtitle Z, Sections 300.9):** The Applicant presented the Application to ANC 2C at their June 10, 2025 public meeting and to ANC 2A at their July 16, 2025, i.e., during the period following delivery of the NOI and prior to the filing of this Application.
- 7. Application (Subtitle Z, Sections 300.6, 300.12(a)):** The completed application form is filed herewith.
- 8. Plat (Subtitle Z, Sections 300.12(b)):** The certified surveyor’s plat for the property is attached at Exhibit J.
- 9. Statement (Subtitle Z, Sections 300.12(c), 300.12(i), 300.12(j)):** The statement filed herewith and related exhibits detail the uses of the proposed project that is the subject of this Application, provides other information needed to understand the design of the proposal, and states how plans are in accordance with the intent and purposes of the Zoning Regulations, the PUD process, and the approved PUD.

10. **Site Plan (Subtitle Z, Sections 300.11(f) and 300.12(e)):** Site plans showing the location and external dimensions of the building and floor plans are included in the plans attached as Exhibit A (the “**Plans**”).
11. **Landscaping and Grading Plan (Subtitle Z, Sections 300.12(f)):** Landscaping and grading plans are not included because they are not proposed to be modified.
12. **Architectural Plans (Subtitle Z, Sections 300.12(g)):** Floor plans and architectural elevations for the building and the project as a whole are included in the Plans.
13. **Circulation Plan (Subtitle Z, Sections 300.12(h)):** A circulation plan showing all driveways and walkways, as well as bicycle parking, is included herewith in the Plans.
14. **Tabulations of Development Data (Subtitle Z, Section 300.11(g)):** A detailed tabulation of development data (e.g., areas and dimensions, lot occupancies, gross floor areas, floor area ratios, by-right development standards and areas and degrees of relief, if any) is included herewith in the Plans.
15. **Property Owner List (Subtitle Z, Sections 300.12(l)):** The name and address of the owners of all property located within two hundred feet (200 ft.) of the Property and each lessee having a lease for a part of the building, are included in Exhibit F. Self-stick labels printed with these names and addresses will be hand-delivered to the Office of Zoning.
16. **Certificate of Service (Subtitle Z, Section 205.4):** The cover letter to which this Certificate is attached includes a certificate of service demonstrating delivery of the application and all accompanying documents to the Office of Planning, ANC 2A, and ANC 2C.

/s/ Lee S. Templin

Lee S. Templin

As Attorney for the Applicant

September 16, 2025