

**CERTIFICATE OF COMPLIANCE WITH CHAPTER 3 OF SUBTITLE X AND
CHAPTER 3 OF SUBTITLE Z OF THE DISTRICT OF COLUMBIA
ZONING REGULATIONS**

This application (“**Application**”) for review and approval of a Consolidated Planned Unit Development (“**PUD**”) and Zoning Map Amendment to which this Certificate is attached is made pursuant to the procedural requirements set forth in Chapter 3 of Subtitle X and in Chapter 3 of Subtitle Z of the Zoning Regulations for the review of a PUD in the District of Columbia.

- 1. Area and Contiguity Requirements (Subtitle X, Section 301):** The property that is the subject of this Application encompasses 7,348 square feet of contiguous land. Pursuant to 11-X DCMR § 301.1, the minimum land area for the PUD in the RA-3 zone, which falls within Zone Group 6 in Table X § 301.1, is 15,000 square feet. While the subject property does not meet the aforementioned 15,000 square foot minimum land area, the Zoning Commission is authorized to waive the minimum land area required to no less than 5,000 square feet, subject to meeting the criteria set forth in 11-X DCRM § 301.3(a) – (c). The Applicant is requesting such waiver as part of the Application.
- 2. Authorization (Subtitle Z, Section 300.4):** 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 **Exhibits L and M**.
- 3. Notice (Subtitle Z, Sections 300.7, 300.8, 300.11(e), and 300.12(d)):** The Certificate of Notice filed herewith as **Exhibit I** states that a Notice of Intent to File a Zoning Application, dated June 14, 2025, (the “**NOI**”) was mailed to Advisory Neighborhood Commission (“**ANC**”) 1C and to the owners of all property within 200 feet of the perimeter of the Property, as required by the Zoning Regulations. The NOI was re-issued on March 5, 2025. Further, on August 2, 2025, the NOI was also provided to all existing tenants residing on the Property. A summary of meetings and discussions held with interested parties is addressed in the Applicant’s statement.
- 4. ANC Meeting (Subtitle Z, Section 300.9):** The Applicant presented the Application at ANC 1C’s public meeting on September 19, 2024, which occurred during the notice period following delivery of the NOI and prior to the filing of this Application. Further, the Applicant presented the Application to ANC 1C on October 9, 2024, at which time the ANC unanimously voted in support of the Application. A copy of the ANC’s letter in support is included at **Exhibit F**.
- 5. Application (Subtitle Z, Sections 300.6, 300.11(a), and 300.12(a)):** The completed Application Form for a new consolidated PUD and Zoning Map Amendment has been filed via IZIS.
- 6. Plat (Subtitle Z, Sections 300.11(b) and 300.12(b)):** The certified surveyor’s plat for the property is attached in **Exhibit A**.

7. **Zoning Map (Subtitle Z, Section 300.11(c)):** An excerpt from the Zoning Map showing the location of the proposed project, the existing zoning for the subject site, the proposed zoning for the site, and the zoning of adjacent properties is attached in **Exhibit B**.
8. **Statement (Subtitle Z, Sections 300.11(d), 300.11(g)(6), 300.11(g)(7), 300.12(c), and 300.12(i)):** The Statement to which this Certificate is attached details the uses of the proposed project that is the subject of this Application, details the purposes and objectives of the proposed project, provides other information needed to understand the design of the proposal, and states how the plans are in accordance with the intent and purposes of the Zoning Regulations, and the PUD process.
9. **Site Plans (Subtitle Z, Sections 300.11(f) and 300.12(e)):** A general site, landscape, and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building, and the exact area of the total site and detailed site plans showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plaza, arcades and any other open spaces are included in **Exhibit C**.
10. **Landscaping and Grading Plans (Subtitle Z, Sections 300.11(f), 300.11(g)(5), and 300.12(e)):** Detailed landscaping, grading, and utility plans are provided in **Exhibit C**.
11. **Architectural Plans (Subtitle Z, Sections 300.11(g)(1)-(3) and 300.12(g)):** The area and dimensions of each lot proposed for each building and the exact area of the total site, the percentage of lot occupancy of each building on each lot and the total percentage of lot occupancy for all buildings on the entire site, the gross floor area and floor area ratio for each building on each lot, including a break-down for each use, and the total gross floor area and floor area ratio for all buildings on the entire site, including a breakdown for each use; and typical floor plans and architectural elevations for each building, sections for each building and the project as a whole are included in **Exhibit C**.
12. **Circulation Plans (Subtitle Z, Sections 300.11(g)(4) 300.12(h)):** A circulation plan, including the location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designated for which use and a detailed circulation plan showing all driveways and walkways, including width, grades and curb cuts, as well as parking and loading plans are included herewith in **Exhibit C**.
13. **Property Owner List (Subtitle Z, Sections 300.11(h) and 300.12(k)):** The name and address of the owners of all property located within two hundred feet (200 ft.) of the Property are included in **Exhibit J**. Self-stick labels printed with these names and addresses will be submitted to the Office of Zoning.

// Jeff Utz
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