

**CERTIFICATE OF COMPLIANCE WITH CHAPTERS 3, 5, AND 7 OF SUBTITLE X  
AND  
CHAPTER 3 OF SUBTITLE Z OF THE DISTRICT OF COLUMBIA  
ZONING REGULATIONS**

This application (this “**Application**”) for review and approval of a consolidated Planned Unit Development (“**PUD**”), Zoning Map Amendment, and Airspace Development to which this Certificate is attached is made pursuant to the procedural requirements set forth in Chapters 3, 5, and 7 of Subtitle X and in Chapter 3 of Subtitle Z of the Zoning Regulations.

- 1. Area and Contiguity Requirements (Subtitle X, Section 301):** The property that is the subject of this Application encompasses approximately 0.97 acres (42,078 square feet) of land connected by approximately 11,800 square feet of airspace above the public right-of-way over 4<sup>th</sup> Street, NE. This land areas satisfied the area and contiguity requirements for a PUD, which may be separated by a public right-of-way pursuant to Section 301.
- 2. Authorization (Subtitle Z, Section 300.4):** The name, address, and signature of the owner of the property that is the subjection of this Application are included in the Application Form and Letters of Authorization filed herewith as Exhibit A.
- 3. Notice (Subtitle Z, Sections 300.7, 300.8, 300.11(e), 300.12(d), 303.4, 303.5, 303.8(e), 304.5, 304.7(e)):** The Certificate of Notice filed herewith as Exhibit C states that a Notice of Intent to File a Zoning Application, dated September 17, 2019 (the “**NOI**”) was mailed to Advisory Neighborhood Commission (“**ANC**”) 5D and to the owners of all property within 200 feet of the perimeter of 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.
- 4. ANC Meeting (Subtitle Z, Sections 300.9, 303.6, and 304.6):** The Applicant discussed the Application with the ANC on November 12, 2019, i.e., during the notice period following delivery of the NOI and prior to the filing of this Application.
- 5. Application (Subtitle Z, Sections 300.6, 300.11(a), 300.12(a), 303.3, 303.8(a), 304.4, 304.7(a)):** The completed application forms are filed herewith in Exhibit A.
- 6. Plat (Subtitle Z, Sections 300.11(b), 300.12(b), 303.8(b), and 304.7(b)):** The certified surveyor’s plat for the property is attached in Exhibit G.
- 7. Zoning Map (Subtitle Z, Sections 300.11(c), 300.12(c), 303.8(c), 304.7(c)):** Maps showing the location of the proposed project, the existing zoning for the subject site, and the zoning of adjacent properties is attached in Exhibit G.
- 8. Statement (Subtitle Z, Sections 300.11(d), 300.12(c), 300.12(i), 300.12(j), 303.8(d), 303.8(f), 303.8(i), and 304.7(d)):** The Statement to which this Certificate is attached details 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 and the PUD

process and how the proposed amendment to the Zoning Map is not inconsistent with the Comprehensive Plan.

9. **Site Plan (Subtitle Z, Sections 300.11(f), 300.12(e), 300.11(g)(4), and 303.8(g)):** Site plans showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, loading areas, plaza, arcades and any other open spaces are included in Exhibit G.
10. **Landscaping and Grading Plan (Subtitle Z, Sections 300.12(f) and 303.8(h)):** Detailed landscaping, grading, and utility plans are provided in Exhibit G.
11. **Architectural Plans (Subtitle Z, Sections 300.12(g) and 303.8(i)):** Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole are included in Exhibit G.
12. **Circulation Plan (Subtitle Z, Sections 300.12(h) and 303.8(j)):** A detailed circulation plan showing all driveways and walkways, including width, grades and curb cuts, as well as parking and loading plans is included herewith in Exhibit G.
13. **Tabulations of Development Data (Subtitle Z, Sections 300.11(g), 303.8(k), 303.8(l)):** A detailed tabulation of development data (e.g., areas and dimensions of lots and buildings, lot occupancies, gross floor areas, floor area ratios, by-right development standards and areas and degrees of relief, if any) is included herewith in Exhibit G.
14. **Property Owner List (Subtitle Z, Sections 300.11(h), 300.12(k), 303.8(m), and 304.7(f)):** The name and address of the owners of all property located within two hundred feet (200 ft.) of the Property are included in Exhibit D. Self-stick labels printed with these names and addresses are included with the hard-copies of this Application submitted to the Office of Zoning.

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