ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

 Square No.
 Lot Nos.
 Existing Zoning
 Requested Zoning

 5877
 60, 61, 78, 832, 835, 854, 855, 856, 857, 858, 873, 878, 879
 R-3
 R-5-A

Address or description of the premises:

The affected property has an address of Stanton Road & Pomeroy Road, S.E., Washington, D.C.

The proposed zoning map amendment application is being filed concurrently with a consolidated planned unit development (PUD) application. The proposed zoning map amendment application will rezone the property to the R-5-A Zone District.

The proposed project will create a new residential project that will provide approximately 127 units of forsale housing at the intersection of Pomeroy Road and Stanton Road, S.E. The project will consist of a series of two and three bedroom townhouses with two-car garages. The project will include approximately 8 to 10 units of affordable housing. The total gross floor area of the project will be approximately 353,256 square feet for a total floor area ratio (FAR) of approximately 0.8. The townhouses will have a height of approximately 28 feet, 9 inches to ceiling, for a total height of 43 feet, 3 ½ inches. The project will have a lot occupancy of 23.5% and will contain approximately 320 parking spaces.

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Area of the Site: 353,256 square feet	
Baist Atlas No. 4, Page	
The above information and attached document	
Owner's Signature	<u>11-08-2005</u> Date
David Roodberg Owner's Printed Name	
Person to be notified of all actions:	
Paul A. Tummonds, Jr.	(202) 663-8000
Name	Telephone Number
2300 N Street, N.W. Washington, D.C. Address	<u>20037</u> Zip Code
DO NOT WRITE BELOW THIS LINE	
Date Received:	
Date Accepted:	Z.C. Case No.

INSTRUCTIONS

Any request for an amendment to the Zoning Map that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

- 1. The original of Zoning Commission Form No. 1, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #1 for each ownership). In addition to the original form, submit twenty (20) copies.
- 2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested map amendment. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.
- 3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.
- 4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
- 5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.
- 6. Non-refundable filing fee of \$125.00 (make check or money order payable to the D.C. Treasurer; no cash).

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

<u>Square No.</u> <u>5877</u>	Lot Nos. 60, 61, 78, 832, 835, 853, 854, 855, 856, 857, 858, 873, 878, 879	Existing Zoning R-3	Requested Zoning R-5-A
Address or description of the	premises:		
The affected property has an	address of Stanton Ro	ad & Pomeroy Road, S.E., Wash	ington, D.C.
Area of the Site: 353,256 squ	uare feet		
Baist Atlas No. 4, Page			
Brief description of the propo	osal:		
sale housing at the intersection of two and three bedroom to units of affordable housing. feet for a total floor area	on of Pomeroy Road a wnhouses with two-ca The total gross floor ratio (FAR) of appro- hes to ceiling, for a to	project that will provide approx nd Stanton Road, S.E. The project garages. The project will incluarea of the project will be approximately 0.8. The townhouse tal height of 43 feet, 3 ½ inches. ately 320 parking spaces.	ect will consist of a series de approximately 8 to 10 eximately 353,256 squares s will have a height of
Concurrent change of zoning	requested (check one)): <u>x</u> YesNo	
The above information and a Owner's Signature	ttached documents are	true to the best of my knowledge 11/9/2005 Date	2.
David Roodberg Owner's Printed Name			
Person to be notified of all ac	ctions:		
Paul A. Tummonds, Jr. Name		(202) 663-8000 Telephone Number	
2300 N Street, N.W., Washin Address	ngton, D.C.	20037 Zip Code	
Certification of Minimum Ar of two acres pursuant to		at the land area involved in this a the Zoning Regulations. Owner's Signature	pplication is a minimum
DO NOT WRITE BELOW 1	THIS LINE		
Date Received:			
Date Accepted:		Z.C. Case No.	

INSTRUCTIONS

Any request for one-step (consolidated) approval of a planned unit development (PUD) that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

- 1. The original of Zoning Commission Form No. 5, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #5 for each ownership). In addition to the original form, submit twenty (20) copies.
- 2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested consolidated PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.
- 3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.
- 4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
- 5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.
- 6. Non-refundable filing fee of \$250.00 (make check or money order payable to the D.C. Treasurer; no cash).
- 7. Compliance with the requirements of Chapter 24 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. Architectural drawings should include one full-size set and twenty (20) reduced sets.

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).