

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:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
1663	805	R-5-B	R-5-D
1663	Portion of 7	R-2	R-5-D
	(appx 15,000 sf of western portion)		

Address or description of the premises: Intersection of Western Avenue, N.W., and Military Road, N.W., at 5401 Western Avenue, N.W., adjacent to Friendship Heights Metrorail and Metrobus stations.

Area of the Site: 58,220 square feet ~~or acres~~

Baist Atlas No. 3, Page 33.

Brief description of the proposal: Construction of a new apartment building with 200 to 225 units and an FAR not to exceed 4.1. The maximum height of the project is ninety feet, ultimately stepping down to forty-two feet, eight inches at the southeast corner facing Military Road at 43<sup>rd</sup> Street. The project will include approximately 7,200 square feet of commercial/retail use on Western Avenue. The project will include at least one parking space for each dwelling unit and parking at a rate of three spaces per 1,000 square feet of commercial/retail use.

Concurrent change of zoning requested (check one):  Yes  No

The above information and attached documents are true to the best of my knowledge.

Matthew W. Tolman, President  
Owner's Signature

3/14/02  
Date

Abraham and Louise Lisner Home  
Owner of Portion of Lot 7  
Owner's Printed Name

Person to be notified of all actions:

Wayne S. Quin 202-663-7274  
Name Telephone Number  
Holland & Knight LLP  
Suite 100 2099 Pennsylvania Ave, NW Washington DC 20006  
Address Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 sq. ft. pursuant to Section 2401 of the Zoning Regulations.

Matthew W. Tolman, President  
Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: \_\_\_\_\_

Z.C. Case No. \_\_\_\_\_

ZONING COMMISSION  
District of Columbia  
Case 02-17  
Exhibit 2

ZONING COMMISSION  
District of Columbia  
CASE NO.02-17  
EXHIBIT NO.2

## 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 \$500.00 (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).

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Concurrent change of zoning requested (check one): X Yes \_\_\_ No

The above information and attached documents are true to the best of my knowledge.

Owner's Signature: [Handwritten Signature]

Date: 3/17/02

5401 Western Avenue Associates, LLP
Owner of Lot 805
Owner's Printed Name

Person to be notified of all actions:

Name: Whayne S. Quin, Telephone Number: 202-663-7274
Address: Holland & Knight LLP, Suite 100 2099 Pennsylvania Ave, NW Washington DC 20006, Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 sq. ft. pursuant to Section 2401 of the Zoning Regulations.

Owner's Signature: [Handwritten Signature]

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