

# SANFORD CAPITAL 5914 LLC

7272 Wisconsin Ave., Suite 325, Bethesda, MD 20814

April ~~23~~, 2013

District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 210-S  
Washington, DC 20001

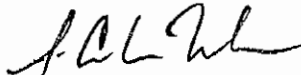
Re: **Planned Unit Development and Zoning Map Amendment Application for  
Parcels 229/160, 229/103, 229/151, 229/161, and 229/153 and Lots 6, 7 in  
Square 5914 (the "Property"); Agent Authorization Letter**

Honorable Members of the Commission:

As a duly authorized representative of the Applicant in the above-mentioned PUD and Zoning Map Amendment applications, I hereby authorize the law firm of Goulston & Storrs to represent the Applicant in all proceedings before the Zoning Commission for the above-referenced Planned Unit Development and Zoning Map Amendment application.

Please feel free to contact me if you have any questions or comments.

Respectfully,





**BEFORE THE ZONING COMMISSION  
OF THE DISTRICT OF COLUMBIA**



**FORM 104 - APPLICATION FOR CONSOLIDATED APPROVAL OF A  
PLANNED UNIT DEVELOPMENT (PUD)**

Before completing this form, please review the instructions on the reverse side.  
Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of 11 DCMR – Zoning Regulations, request is hereby made for Consolidated Approval of a PUD, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
5914	6,7, Parcels 229/161, 229/160,	88,486	R-5-A	C-3-B
	Parcels 229/153, 229/151,			
	and Parcel 229/103			

Previous zoning (ZC and/or BZA) actions, including Order No(s), affecting the above properties: None

Address or boundary description of the premises: Property along Alabama Avenue, SE and 13th Street, SE

Total Area of the Site in Square Feet: 88,486      Total Area of the Site in Acres: 2.03

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of \_\_\_\_\_ acres or 15,000 square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal: Transit-Oriented development with office, retail and residential (205-215 units) uses on the same property as the entrance to the Congress Heights Metro Station.

Concurrent change of zoning (circle one):  Yes (If yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s): 8E04

If applicable, Historic District(s) in which site is located: N/A

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.  
(D.C. Official Code § 22 2405)

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Name: Please Print See attached signature pages

**Person(s) to be notified of all actions:**

Name: Paul Tummonds

Address: 1999 K Street, NW, Suite 500 Washington, DC

Zip Code: 20006-1101      Phone No(s): 202-721-1157      E-Mail: ptummonds@goulstonstorrs.com

**ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.**

## INSTRUCTIONS

**Any application that is not completed in accordance with the following instructions shall not be accepted.**

1. All applications shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11" x 17").
2. All applications must be filed electronically through the Interactive Zoning Information System (IZIS), which is located on the Office of Zoning's website at: <http://app.dcoz.dc.gov>.
3. At the time of filing this application before the Zoning Commission, the Applicant shall pay a filing fee in accordance with the Zoning Commission Schedule of Fees - 11 DCMR §3040. (Check or money order is payable to the "D.C. Treasurer"; credit/debit cards will only be accepted through IZIS. Cash will not be accepted.)
4. Applications to the Zoning Commission will not be accepted until they have been reviewed by the Secretary to the Zoning Commission to ensure they are complete. Applicants will be notified when their applications are accepted.
5. If more than one owner is the subject of this application, complete a separate copy of this form for each owner.
6. ***At the time of filing this application, all Applicants are REQUIRED to upload the following information into IZIS and provide 10 copies (including application form and supporting documents) to the Office of Zoning within two (2) business days:***
  - A. A statement, using 8½" x 11" paper, clearly setting forth the reasons for the requested consolidated PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are also no larger than 11" x 17".
  - B. A key map (photocopy of the Zoning Map on 8½" x 11" paper) showing the subject property outlined in red and the zoning of the surrounding area.
  - C. A certified surveyor's plat of the subject property prepared by the D.C. Office of the Surveyor.
  - D. A statement indicating that the Applicant is in compliance with the requirements of Chapter 24 of Title 11 DCMR – Zoning Regulations.
  - E. All documents required pursuant to Title 11 DCMR §2406.  
(**Note:** Only one (1) copy of the labels is required.)

**Please note:** All applications are referred to the D.C. Office of Planning (OP). OP, pursuant to 11 DCMR §3011, reviews applications and submits written recommendations to the Zoning Commission advising whether the matter should be processed further. For this reason, you are encouraged to contact OP to discuss your application. OP can be reached at (202) 442-7600.

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



**If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.**

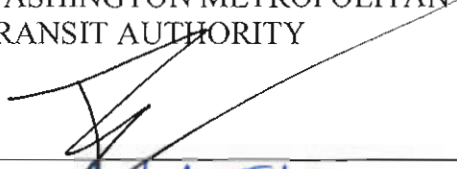
District of Columbia Office of Zoning  
441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001  
(202) 727-6311 \* (202) 727-6072 fax \* [www.dcoz.dc.gov](http://www.dcoz.dc.gov) \* [dcoz@dc.gov](mailto:dcoz@dc.gov)

# APPLICATION FOR CONSOLIDATED PUD APPROVAL

OWNER SIGNATURE PAGE

(Parcels 229/160, 229/103 and 229/151)

WASHINGTON METROPOLITAN AREA  
TRANSIT AUTHORITY



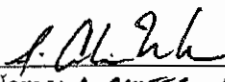
---

Name: *Anabela Talaiá*  
Title: *Contracting Officer*  
Date: *April 24, 2013*

# APPLICATION FOR CONSOLIDATED PUD APPROVAL

OWNER SIGNATURE PAGE

SQUARE 5914, LLC

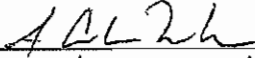
  
Name: A. CARTER NOWELL  
Title: MEMBER  
Date: 4-23-13

# APPLICATION FOR CONSOLIDATED PUD APPROVAL

OWNER SIGNATURE PAGE

(Parcels 0006)

3210 13<sup>TH</sup> ST LLC

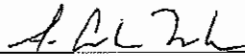
  
Name: A. CARTER NWAU  
Title: MEMBER  
Date: 4-30-13

# APPLICATION FOR CONSOLIDATED PUD APPROVAL

OWNER SIGNATURE PAGE

(Parcels 229/161)

1309 ALABAMA AVENUE LLC



Name: *A. CARTER NOWELL*

Title: *MEMBER*


Date: *4-30-13*

# APPLICATION FOR CONSOLIDATED PUD APPROVAL

OWNER SIGNATURE PAGE

(Parcels 229/153)

ALABAMA AVE. LLC

  
Name: A. CARTER NOWELL  
Title: MEMBER  
Date: 4-30-13





**BEFORE THE ZONING COMMISSION  
OF THE DISTRICT OF COLUMBIA**



**FORM 101 - APPLICATION/PETITION\* TO AMEND THE ZONING MAP**

\* The Zoning Commission (ZC) will determine at the time of set down whether this is a contested (Application) or rulemaking (Petition) case.

Before completing this form, please review the instructions on the reverse side.  
Print or type all information unless otherwise indicated.

In accordance with the provisions of §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
5914	6, 7, Parcels 229/161, 229/160	88,486	R-5-A	C-3-B
	Parcels 229/153, 229/151,			
	and Parcel 229/103			

Previous zoning (ZC and/or BZA) actions, including Order No(s), affecting the above properties: None

Address or boundary description of the premises: Property along Alabama Avenue, SE and 13th Street, SE

Total Area of the Site in Square Feet:	88,486	Total Area of the Site in Acres:	2.03
Single-Member Advisory Neighborhood Commission District(s):	8E04		
If applicable, Historic District(s) in which site is located:	N/A		

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.  
(D.C. Official Code § 22 2405)

Signature:		Date:	
Name:	<small>Please Print</small> See attached signature pages	Owner:	<input checked="" type="checkbox"/>
		Applicant/ Petitioner:	<input checked="" type="checkbox"/>

Person(s) to be notified of all actions:

Name:	Paul Tummonds			
Address:	1999 K Street, NW Suite 500 Washington, DC			
Zip Code:	20006-1101	Phone No(s):	202-721-1157	E-Mail:
				ptummonds@goulstonstorr.com

**ANY APPLICATION/PETITION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.**

## INSTRUCTIONS

**Any application/petition that is not completed in accordance with the following instructions shall not be accepted.**

1. All applications/petitions shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11" x 17").
2. **Present** this form and supporting documents to the Office of Zoning at 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. At the time of filing this application/petition before the Zoning Commission, the Applicant/Petitioner shall pay a filing fee in accordance with the Zoning Commission Schedule of Fees - 11 DCMR §3040. (Check or money is payable to the "D.C. Treasurer"; cash and credit/debit card payments will not be accepted.)
4. Applications/Petitions to the Zoning Commission will not be accepted until they have been reviewed by the Secretary to the Zoning Commission to ensure they are complete. Applicants/Petitioners will be notified when their applications/petitions are accepted.
5. If a larger collection of properties is the subject of this application/petition, making the collection of all owners' signatures impracticable, please explain on a separate sheet of 8½" x 11" paper the reason that obtaining all signatures could not be accomplished.
6. ***At the time of filing this application/petition, all Applicants/Petitioners are REQUIRED to submit the following information (including one (1) original and twenty (20) collated copies, except for labels, of which one (1) copy is required):***
  - A. 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 11" x 17".
  - B. A key map (photocopy of the Zoning Map on 8½" x 11" paper) showing the subject property outlined in red and the zoning of the surrounding area.
  - C. A certified surveyor's plat of the subject property prepared by the D.C. Office of the Surveyor.

**Please note:** All applications/petitions are referred to the D.C. Office of Planning (OP). OP, pursuant to 11 DCMR §3011, reviews applications/petitions and submits written recommendations to the Zoning Commission, advising whether the matter should be processed further. For this reason, you are encouraged to contact OP to discuss your application/petition. OP can be reached at (202) 442-7600.

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



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

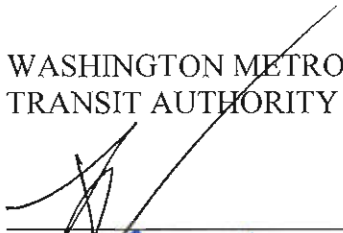
District of Columbia Office of Zoning  
441 4th Street, N.W. Ste. 200 S, Washington, D.C. 20001  
(202) 727 6311 \* (202) 727 6072 fax \* [www.dcoz.dc.gov](http://www.dcoz.dc.gov) \* [dcoz@dc.gov](mailto:dcoz@dc.gov)

# APPLICATION FOR ZONING MAP AMENDMENT APPROVAL

OWNER SIGNATURE PAGE

(Parcels 229/160, 229/103 and 229/151)

WASHINGTON METROPOLITAN AREA  
TRANSIT AUTHORITY



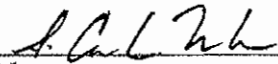
---

Name: *Anabela Talara*  
Title: *Contracting Officer*  
Date: *April 24, 2013*

**APPLICATION FOR ZONING MAP  
AMENDMENT APPROVAL**

OWNER SIGNATURE PAGE

SQUARE 5914, LLC

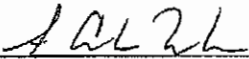
  
Name: *A. CARTER NOWELL*  
Title: *MEMBER*  
Date: *4-23-13*

# APPLICATION FOR ZONING MAP AMENDMENT APPROVAL

OWNER SIGNATURE PAGE

(Parcels 0006)

3210 13<sup>th</sup> STREET LLC

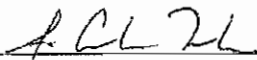
  
Name: A. CARTER NOWAK  
Title: MEMBER  
Date: 4-7-13

# APPLICATION FOR ZONING MAP AMENDMENT APPROVAL

OWNER SIGNATURE PAGE

(Parcels 229/161)

1309 ALABAMA AVENUE LLC

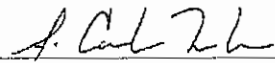
  
Name: A. CARTER NOWAK  
Title: MEMBER  
Date: 4-30-13

# APPLICATION FOR ZONING MAP AMENDMENT APPROVAL

OWNER SIGNATURE PAGE

(Parcels 229/153)

ALABAM AVE. LLC



Name: A. CARTER NEWSH

Title: MEMBER

Date: 4-30-13