



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



**FORM 103A – APPLICATION FOR FIRST-STAGE APPROVAL OF A TWO-STAGE
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 Title 11 DCMR – Zoning Regulations, request is hereby made for a
First-Stage Approval of a PUD, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
PAR	129/77	16,200 s.f.	C-M-1	C-3-C

Address or boundary description of the premises: West side of 4th Street NE between Neal Place NE
and Penn Street NE

Total Area of the Site in Square Feet: 16,200 s.f. Total Area of the Site in Acres: 0.37 ac

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: Redevelopment of existing surface parking lot into 11-story mixed-use
building with approximately 130-160 dwelling units and approximately 8,000 - 12,000 s.f. of retail

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

Single-Member Advisory Neighborhood Commission District(s): 5D01

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

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: 1/27/15

Owner's Name: JEFF KAUFMAN, 4TH ST NE LLC

Person(s) to be notified of all actions:

Name: Jeffrey C. Utz

Address: Goulston & Storrs, 1999 K Street NW, Suite 500, Washington DC

Zip Code: 20006 Phone No(s): 202-721-1132 E-Mail: jutz@goulstonstorrs.com

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



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.
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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
PAR	129/77	16,200 s.f.	C-M-1	C-3-C

Previous zoning (ZC and/or BZA) actions, including Order No(s), affecting the above properties:

Address or boundary description of the premises: West side of 4th Street NE between Neal Place NE and Penn Street NE

Total Area of the Site in Square Feet: 16,200 Total Area of the Site in Acres: 0.37 ac.

Single-Member Advisory Neighborhood Commission District(s): 5D01

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

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:	1/27/15
Name:	JEFF KAUFMAN	Owner:	<input checked="" type="checkbox"/>
	Please Print: 4TH ST NE LLC	Applicant/Petitioner:	<input checked="" type="checkbox"/>

Person(s) to be notified of all actions:

Name:	Jeffrey C. Utz		
Address:	Goulston & Storrs, 1999 K Street NW, 5th Floor, Washington, DC		
Zip Code:	20006	Phone No(s):	202-721-1132
E-Mail:	jutz@goulstonstorrs.com		

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