

Exhibit D

STATEMENT OF COMPLIANCE WITH SUBTITLE X, CHAPTER 3 AND SUBTITLE Z, CHAPTER 3 OF THE D.C. ZONING REGULATIONS

The Project complies with the requirements set forth in Chapter 3 of Subtitle X and in Chapter 3 of Subtitle Z of the Zoning Regulations for the review of a consolidated Planned Unit Development (“PUD”) in the District of Columbia. Under Subtitle X § 300.4, the Zoning Regulations permit an application for a PUD to be filed in conjunction with a request for a zoning map amendment and the application complies with those requirements accordingly.

1. Land Area Requirement (Subtitle X § 301.1): The subject property at 301 Florida Avenue NE (the “Property”) has a land area of 8,720 sq. ft. The Applicant is requesting a waiver to no less than 5,000 sq. ft. of minimum land area for a PUD in the MU-30 Zone District, as detailed in the Statement in Support.

2. Notice of Intent (Subtitle Z §§ 300.7, 300.8, 300.11(e), and 300.12(d)): The Notice of Intent to File and Certificate of Notice stating that on October 18, 2021, the Notice of Intent to File a PUD Application was mailed to the owners of all property within 200 feet of the Property, Advisory Neighborhood Commission 6C and Advisory Neighborhood Commission 6D is enclosed at Exhibit B. A summary of meetings and discussions with the ANC’s and interested agencies is included in Exhibit B as well as the Statement in Support.

3. ANC Meeting (Subtitle Z § 300.9): The Applicant has communicated regularly with ANC 6C and presented at ANC 6C’s Planning, Zoning and Economic Development Subcommittee meeting on November 3, 2021 as well as a full meeting of ANC 6C on November 10, 2021. The Applicant has also been in touch with ANC 5C, which is located across Florida Avenue NE from the subject Property.

4. Application Forms (Subtitle Z §§ 300.11(a) and 300.12(a)): The completed application forms for the consolidated PUD and Zoning Map Amendment were submitted as part of the online application filing.

5. Surveyor’s Plat (Subtitle Z §§ 300.11(b) and 300.12(b)): The certified surveyor’s plat for the Property is attached as Exhibit F.

6. Map (Subtitle Z § 300.11(c)): A map showing the location of the proposed project, the existing zoning for the Property and zoning of adjacent properties, and proposed change of zoning is included at Exhibit G.

7. Statement (Subtitle Z §§ 300.11(d) and 300.12(c)): The enclosed Statement in Support outlines the purposes and objectives of the project, and how this application meets the relevant evaluation standards in the Zoning Regulations.

8. Site Plan (Subtitle Z §§ 300.11(f) and 300.12(e)): A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plaza, arcades and any other open spaces is included at Exhibit G.

9. Landscaping and Grading Plan (Subtitle Z § 300.12(f)): A landscaping and grading plan is enclosed at Exhibit G.

10. Architectural Plans (Subtitle Z § 300.12(g)): Typical floor plans and architectural elevations for the project are included at Exhibit G.

11. Circulation Plan (Subtitle Z § 300.12(h)): A circulation plan that does not include any curb cuts or driveways as this Application seeks flexibility from parking and loading standards but does include walkway and sidewalk details at Exhibit G.

12. Zoning Data (Subtitle Z § 300.11(g)): A tabulation of development data providing relevant information regarding the proposed project is included at Exhibit G.

13. 200-Foot Property Owner List (Subtitle Z §§ 300.11(h) and 300.11(k)): The name and addresses of the owners of all property located within two hundred feet of the Property are included at Exhibit C. Self-stick labels printed with the names and addresses are included with the hard-copy application submitted to the Office of Zoning.