

Holland & Knight

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December 22, 2014

VIA IZIS AND HAND DELIVERY

Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Application for Modification of a Previously Approved PUD (Z.C. Case No. 14-01)
at 1401 New York Avenue, N.E. (Portions of Lots 7 and 804 in Square 4037)

Dear Members of the Commission:

On behalf of Jemal's Hecht's, LLC (the "Applicant"), we hereby submit an application statement and architectural plans and elevations for approval of modifications to an approved Planned Unit Development ("PUD") and related Zoning Map amendment on portions of Lots 7 and 804 in Square 4037 (the "PUD Site"). The Zoning Commission approved the original application to rezone the PUD Site from the C-M-2 District to the C-3-C District in Z.C. Order No. 14-01, which became final and effective on August 8, 2014. The architectural plans and elevations included with this modification application supplement the approved plans filed on June 12, 2014, and June 30, 2014, marked as Exhibits 29A and 33A, respectively, in the record of Z.C. Case No. 14-01.

The Applicant proposes to construct a two-story addition to the existing warehouse building on the PUD Site. The addition will be located on the southeast corner of the PUD Site and will be connected to the warehouse building by a metal trellis. The addition will contain approximately 8,074 square feet of gross floor area and will rise to a maximum height of 32 feet, 11 inches. The addition is proposed to be leased by a restaurant or other retail establishment as permitted in the C-3-C District.

The new addition will spill over the original PUD Site by approximately 16 feet, 5 inches to the east, which results in the need to extend the southeast corner of the PUD Site to the east by the same amount, for a length of approximately 89 feet, for a total of approximately 1,464.4 square feet of land area. The Applicant proposes to rezone this new area from the C-M-3 District to the C-3-C District to be consistent with the zoning for the rest of the PUD. The modified PUD Site will have approximately 120,502.3 square feet of land area, with an overall density of 4.7 FAR and 567,319.1 square feet of total gross floor area. The change in gross floor area is less than a two percent increase over the gross floor area approved for the original PUD.

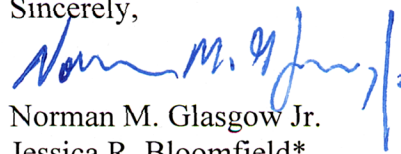
As described in detail in the application materials, parking for the proposed new uses will be located in the above-grade parking structure also located on Square 4037 and owned by the Applicant. Loading will be accommodated on the west side of the addition in the main driveway to the warehouse building.

The following materials are enclosed:

- An original and ten copies of the signed application Form 105 - Application for Modification of a Previously Approved PUD;
- An original and ten copies of the signed Form 101 - Application to Amend the Zoning Map;
- An original and ten copies of a statement in support of the application and supporting exhibits; and
- A \$845.00 check made payable to the D.C. Treasurer for the PUD modification application filing fee (\$520.00) and map amendment filing fee (\$325.00).

The Applicant requests that the Zoning Commission review the application and schedule a public hearing at the earliest possible time. The Applicant and the development team are prepared to respond to any question or provide any additional information which may be required.

Sincerely,



Norman M. Glasgow Jr.
Jessica R. Bloomfield*

Attachments

cc: Kathy Henderson, ANC 5D Chair (w/attachments, via U.S. Mail)
Jennifer Steingasser, D.C. Office of Planning (w/attachments, via Hand)
Karen Thomas, D.C. Office of Planning (w/attachments, via Hand)

*Admitted to practice in Pennsylvania. Practicing in the District of Columbia pursuant to D.C. Court of Appeals Rule 49(c)(8).