



**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
3788	814	182,600	FT/C-M-1 and R-2	R-4

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

Z.C. Order No. 04-11

Address or boundary description of the premises: The Property is bounded to the north by the Emerson Park townhouse development; to the west by the Capital Area Food Bank; and to the south and east by a number of semi-detached dwellings fronting on 6th Place, N.E., and 7th Street, N.E., respectively.

Total Area of the Site in Square Feet: 182,600 **Total Area of the Site in Acres:** 4.20

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 2 acres or _____ square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal: The Applicant proposes to redevelop the site with approximately 40 three-story single family row dwellings, each having garage parking and an individual driveway, and containing an average of approximately 2,200 square feet of gross floor area. The floor area ratio ("FAR") for the site will be approximately .41 FAR. The maximum building height will be 40 feet. The site will be extensively landscaped. Vehicular access will be from a private drive between portions of 6th Street, N.E.

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): 5A08

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: By: Comstock Holding Company, INC., MANAGER **Date:** 2-11-2015
By: TRACY GRAVES, SR. V.P. LAND ACQUISITIONS + DEVELOPMENT

Owner's Name: Comstock Sixth Street, LLC

Person(s) to be notified of all actions:

Name: Dennis R. Hughes, Holland & Knight LLP

Address: 800 17th Street, N.W., Suite 1100, Washington, D.C.

Zip Code: 20006 **Phone No(s):** 202.419.2448 **E-Mail:** dennis.hughes@hklaw.com

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