

Holland & Knight

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March 4, 2015

VIA IZIS AND HAND DELIVERY

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

Re: Application of Comstock Sixth Street, LLC
Planned Unit Development and Related Zoning Map Amendment
Square 3788, Lot 814

Dear Members of the Commission:

On behalf of Comstock Sixth Street, LLC (the “Applicant”), contract purchaser of Lot 814 in Square 3788 (the “Subject Property”), we submit an application for consolidated review and approval of a Planned Unit Development (“PUD”) and related Zoning Map amendment to rezone the Subject Property from the FT/C-M-1 and R-2 Districts to the R-4 District.

The Applicant proposes to redevelop the Subject Property with approximately 40 three-story single family row dwellings. Each dwelling will have approximately 2,200 to 2,282 square feet of gross floor area, including garage parking and an individual driveway. Additional surface parking for approximately 12 cars will be provided throughout the Subject Property. The overall density of the Subject Property will be approximately 0.49 floor area ratio (“FAR”), as permitted under the R-4 PUD requirements. The maximum building height will be three stories and 40 feet. The Subject Property will be extensively landscaped. Vehicular access will be provided from a private drive connection between portions of 6th Street, N.E.

Enclosed herewith, please find the following materials:

- An original and ten copies of signed application forms for consolidated approval of a planned unit development (Form 104) and zoning map amendment (Form 101);
- An original and ten copies of a statement in support of the application and supporting exhibits;
- A letter from the Applicant authorizing the law firm of Holland & Knight to proceed with this application before the Zoning Commission concerning the Subject Property;

- A letter from Thos. Somerville Co., owner of the Subject Property, authorizing the Applicant to represent Thos. Somerville Co. in its application to the Zoning Commission concerning the Subject Property; and
- An application fee in the amount of \$975.00 made payable to the District of Columbia Treasurer (\$650.00 for the PUD application and \$325.00 for the map amendment application, pursuant to 11 DCMR § 3040).

The Applicant respectfully 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 questions and provide any additional information which may be required.

Sincerely,

HOLLAND & KNIGHT LLP



Dennis R. Hughes

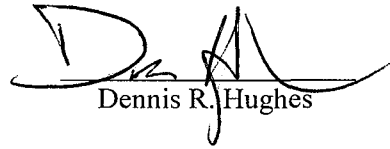
Enclosures

cc: Jennifer Steingasser, D.C. Office of Planning (with enclosures, Via Hand)
Advisory Neighborhood Commission 5A (with enclosures, Via U.S. Mail)

CERTIFICATE OF SERVICE

I hereby certify that a copy of the attached application was hand delivered this 5th day of March, 2015, to the following:

Advisory Neighborhood Commission 5A
c/o Angel Alston, ANC 5A08
4720 7th Street, N.E.
Washington, DC 20017


Dennis R. Hughes