

Holland & Knight

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April 13, 2015

VIA IZIS AND HAND DELIVERY

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

Re: Application for Consolidated Review and Approval of a Planned Unit Development And Zoning Map Amendment at 5201 Hayes Street, N.E. (Square 5197, Lot 809)

Dear Members of the Commission:

On behalf of Deanwood Hills, LLC (the "Applicant"), we hereby submit an application for consolidated review and approval of a Planned Unit Development ("PUD") and a zoning map amendment to rezone 5201 Hayes Street, N.E. (Square 5197, Lot 809) (the "Subject Property") from the C-M-1 District to the R-5-B District.

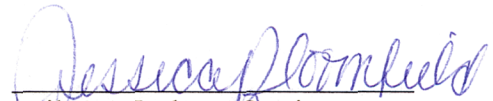
The Applicant proposes to develop a residential apartment house on the Subject Property in accordance with the R-5-B zoning requirements. The apartment house will have approximately 152,500 square feet of gross floor area, resulting in approximately 150 dwelling units comprised of studios, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units. Fifty of the residential units will be set aside as replacement public housing units. The remainder of the units will be dedicated for households with incomes not exceeding 60 percent of the area medium income ("AMI"). The building will have a maximum height of 62'-3"; a maximum density of 1.63 floor area ratio ("FAR"); and a maximum lot occupancy of 40%. The project will include 75 off-street parking spaces on a surface parking lot located to the south of the proposed building, accessed via a newly constructed 20'-wide access easement extending from Hayes Street. Enclosed herewith, please find:

- An original and ten copies of signed application forms for consolidated approval of a planned unit development and zoning map amendment;
- An original and ten copies of a statement in support of the application and supporting exhibits; and

- A \$975.00 check made payable to the D.C. Treasurer for the map amendment application filing fee (\$325.00) and the PUD application filing fee (\$650.00).

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 questions or provide any additional information which may be required.

Sincerely,



Leila M. Jackson Batties
Jessica R. Bloomfield

Enclosures

cc: Advisory Neighborhood Commission 7C (w/enclosures, Via U.S. Mail)
Commissioner Malloy, Single Member District ANC 7C01 (w/enclosures, Via U.S. Mail)
Jennifer Steingasser, D.C. Office of Planning (w/enclosures, Via Hand)
Joel Lawson, D.C. Office of Planning (w/enclosures, Via Hand)
Jamie Henson, District Department of Transportation (w/enclosures, Via Hand)
Anna Chamberlin, District Department of Transportation (w/enclosures, Via Hand)