



**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
744S	Part of lot 805	Approx. 117,275	CG/W-2	CG/CR
744SS	Part of lot 801	total square feet	CG/W-2	CG/CR

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

N/A

Address or boundary description of the premises:

The Subject Property is bounded by N Place, S.E. and Canal Street, S.E. to the north,

the Anacostia River to the south, and private property to the east and west, all located in the southeast quadrant of the District.

Total Area of the Site in Square Feet:

Approx. 117,275 sf

Total Area of the Site in Acres:

2.69 acres

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of
_____ acres or 15,000 square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal:

The Applicant proposes to construct an office building to be used as the headquarters for the District of Columbia

Water and Sewer Authority, with a density of approximately 1.3 FAR (153,000 square feet of gross floor area) and a maximum building height of 100 feet.

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):

6D07

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:

Kyrus L. Freeman

Date:

5/21/2015

Owner's Name:

District of Columbia Water and Sewer Authority

Person(s) to be notified of all actions:

Name:

Kyrus L. Freeman, Holland & Knight LLP

Address:

800 17th Street, N.W., Suite 1100, Washington DC

Zip Code:

20006

Phone No(s):

202.862.5978

E-Mail:

kyrus.freeman@hklaw.com

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

ZONING COMMISSION

District of Columbia

CASE NO.15-14

EXHIBIT NO.2A4