



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 101 - APPLICATION/PETITION* TO AMEND THE ZONING MAP

* The Zoning Commission (ZC) will determine at the time of set down whether this is a contested (Application) or rulemaking (Petition) case.

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 §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
3576	2001-2004 (Portion of Lot 805)	Portion of 82,867 SF	M	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: 1619-1625 Eckington Place, NE

Total Area of the Site in Square Feet: 135,099 SF Total Area of the Site in Acres: 3.1 acres in total

Single-Member Advisory Neighborhood Commission District(s): ANC 5E03

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/petition 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)

Signature: *F. M. Alston* Date: 6/9/15

Name: _____ Owner: Applicant/Petitioner:

Person(s) to be notified of all actions:

Name: Jeff C. Utz

Address: 1999 K Street, NW, 5th Floor, Washington DC

Zip Code: 20006 Phone No(s): 202-721-1132 E-Mail: jutz@goulstonstorr.com

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



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Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
3576	2005-2008 (Portion of Lot 805)	Portion of 82,867 SF	M	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: 1611-1617 Eckington Place, NE

Total Area of the Site in Square Feet: 135,099 SF Total Area of the Site in Acres: 3.1 acres in total

Single-Member Advisory Neighborhood Commission District(s): ANC 5E03

If applicable, Historic District(s) in which site is located: N/A

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(D.C. Official Code § 22 2405)

Signature:		Date:	6/9/15
Name:	<small>Please Print</small>	Owner:	<input checked="" type="checkbox"/> Applicant/ Petitioner: <input type="checkbox"/>

Person(s) to be notified of all actions:

Name:	Jeff C. Utz				
Address:	1999 K Street, NW, 5th Floor, Washington DC				
Zip Code:	20006	Phone No(s):	202-721-1132	E-Mail:	jutz@goulstonstorrs.com

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In accordance with the provisions of §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
3576	814	52,232	M	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: 1500 Harry Thomas Way, NE

Total Area of the Site in Square Feet: 135,099 SF Total Area of the Site in Acres: 3.1 acres in total

Single-Member Advisory Neighborhood Commission District(s): ANC 5E03

If applicable, Historic District(s) in which site is located: N/A

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(D.C. Official Code § 22 2405)

Signature:  Date: 6/9/15

Name: Please Print Janny Greminger, Vice President Administrative Services Owner: Applicant/Petitioner:

Person(s) to be notified of all actions:

Name: Jeff C. Utz

Address: 1999 K Street, NW, 5th Floor, Washington DC

Zip Code: 20006 Phone No(s): 202-721-1132 E-Mail: jutz@goulstonstorr.com

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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
3576	2001-2004 (Portion of Lot 805)	Portion of 82,867 SF	M	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: 1619-1625 Eckington Place, NE

Total Area of the Site in Square Feet: 135,099 SF Total Area of the Site in Acres: 3.1 acres in total

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

Brief description of proposal: Applicant proposes a consolidated planned unit development and related zoning map amendment

to rezone the property from M to CR to allow for a project up to approximately 5.02 FAR and including elements of up to approximately 75 and 110 feet with residential and retail uses.

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): ANC 5E03

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: *Tom M. Utz* Date: 6/9/15

Owner's Name: Please Print 1619 Eckington Place Limited Partnership, 1621 Eckington Place Limited Partnership, 1623 Eckington Place Limited Partnership, and 1625 Eckington Place Limited Partnership

Person(s) to be notified of all actions:

Name: Jeff C. Utz

Address: 1999 K Street, NW, 5th Floor, Washington DC

Zip Code: 20006 Phone No(s): 202-721-1132 E-Mail: jutz@goulstonstorr.com

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

Address or boundary description of the premises: 1611-1617 Eckington Place, NE

Total Area of the Site in Square Feet: 135,099 SF Total Area of the Site in Acres: 3.1 acres in total

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

Brief description of proposal: Applicant proposes a consolidated planned unit development and related zoning map amendment

to rezone the property from M to CR to allow for a project up to approximately 5.02 FAR and including elements of up to approximately 75 and 110 feet with residential and retail uses.

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): ANC 5E03

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: *Paul Peave* Date: 6/9/15

Owner's Name: Paul Investment Company Limited Please Print

Person(s) to be notified of all actions:

Name: Jeff C. Utz

Address: 1999 K Street, NW, 5th Floor, Washington DC

Zip Code: 20006 Phone No(s): 202-721-1132 E-Mail: jutz@goulstonstorrs.com



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



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Address or boundary description of the premises: 1500 Harry Thomas Way, NE

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Single-Member Advisory Neighborhood Commission District(s): ANC 5E03

If applicable, Historic District(s) in which site is located: N/A

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Owner's Signature:  Date: 6/9/15

Owner's Name: Please Print The State Farm Mutual Automobile Insurance Company

Person(s) to be notified of all actions:

Name: Jeff C. Utz

Address: 1999 K Street, NW, 5th Floor, Washington DC

Zip Code: 20006 Phone No(s): 202-721-1132 E-Mail: jutz@goulstonstorrs.com

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June 9, 2015

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001


**Re: Application of JBG/Boundary 1500 Harry Thomas Way, L.L.C. and
JBG/Boundary Eckington Place, L.L.C. to the D.C. Zoning Commission for a
Consolidated Planned Unit Development and Related Zoning Map
Amendment – Letter of Authorization**

Dear Chairman Hood:

This letter hereby authorizes JBG/Boundary 1500 Harry Thomas Way, L.L.C. and JBG/Boundary Eckington Place, L.L.C. (collectively, the “**Applicant**”) and the law firm of Goulston & Storrs, PC to file and process an application for a Consolidated Planned Unit Development and Related Zoning Map Amendment for 1619-1625 Eckington Place (Square 3576, Lots 2001-2004) (the “**Property**”). The Applicant and Goulston & Storrs, PC are authorized to act on our behalf and as our agents with respect to this matter and appear before the Zoning Commission.

Sincerely,

**1619 Eckington Place Limited Partnership
1621 Eckington Place Limited Partnership
1623 Eckington Place Limited Partnership
1625 Eckington Place Limited Partnership**

✓ By: 
Name: Francis M. Abdow
Title: General Partner

June 9, 2015

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

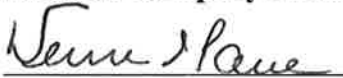
**Re: Application of JBG/Boundary 1500 Harry Thomas Way, L.L.C. and
JBG/Boundary Eckington Place, L.L.C. to the D.C. Zoning Commission for a
Consolidated Planned Unit Development and Related Zoning Map
Amendment - Letter of Authorization**

Dear Chairman Hood:

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Sincerely,

Paul Investment Company Limited

By: 
Name: Dennis I. Paul
Title: General Partner

June 9, 2015

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

**Re: Application of JBG/Boundary 1500 Harry Thomas Way, L.L.C. and
JBG/Boundary Eckington Place, L.L.C. to the D.C. Zoning Commission for a
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Amendment – Letter of Authorization**

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Sincerely,

The State Farm Mutual Automobile Insurance Company

By: 

Name:

Title: Jenny Greminger, Vice President Administrative Services

June 9, 2015

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

**Re: Application of JBG/Boundary 1500 Harry Thomas Way, L.L.C. and
JBG/Boundary Eckington Place, L.L.C. to the D.C. Zoning Commission for a
Consolidated Planned Unit Development and Related Zoning Map
Amendment - Letter of Authorization**

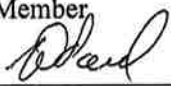
Dear Chairman Hood:

This letter hereby authorizes the law firm of Goulston & Storrs, PC to file and process an application for a Consolidated Planned Unit Development and Related Zoning Map Amendment for 1500 Harry Thomas Way (Square 3576, Lot 814) and 1611-1625 Eckington Place (Square 3576, Lots 2001-2008). Goulston & Storrs, PC is authorized to act on our behalf and as our agent with respect to this matter and appear before the Zoning Commission.

Sincerely,

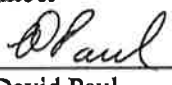
**JBG/BOUNDARY 1500 HARRY THOMAS WAY, L.L.C.,
a Delaware limited liability company**

By: JBG/DC Manager, L.L.C.
its Managing Member

By: 
Name: David Paul
Title: Managing Member

**JBG/BOUNDARY ECKINGTON PLACE, L.L.C.
a Delaware limited liability company**

By: JBG/DC Manager, L.L.C.
its Managing Member

By: 
Name: David Paul
Title: Managing Member