

MRP | REALTY

July 1, 2015

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Application for Approval of a Planned Unit Development (Square 3629, Lots 7, 813-814)

Dear Chairperson Hood:

As an authorized representative of the applicant in the above-referenced application, MRP Realty, I hereby authorize the law firm of Goulston & Storrs to file the above-referenced application on behalf of MRP Rhode Island Avenue Investors, LLC and to represent MRP Rhode Island Avenue Investors, LLC on all matters related to this application before the Commission.

MRP RHODE ISLAND AVENUE INVESTORS, LLC, a District of Columbia limited liability company

By: **MIDATLANTIC REALTY PARTNERS, LLC**, its
Managing Member

By: 
Name: Robert S. Moly
Its: Authorized Member

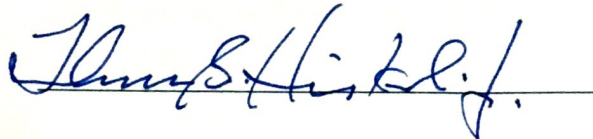
July 1, 2015

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Application for Approval of a Planned Unit Development (Square 3629, Lots 7, 813-814)

Dear Chairperson Hood:

As an authorized representative of the owner of lots 813 and 814, included in the above-referenced application, Sandrock Associates LP, I hereby authorize the law firm of Goulston & Storrs to file the above-referenced application on behalf of Sandrock Associates and to represent Sandrock Associates on all matters related to this application before the Commission.



James B. Hirst, Jr.

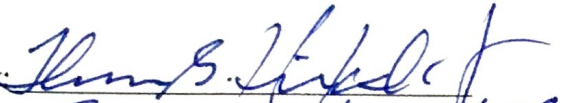
SELLER:

SANDROCK ASSOCIATES LIMITED PARTNERSHIP

By: 
Name: Thomas S. Hinkel, Jr.
Title: General Partner


MASTER TENANT:

NATIONAL SELF-SERVICE STORAGE COMPANY

By: 
Name: THOMAS S. HINKEL, JR.
Title: PRESIDENT

PURCHASER:

MIDATLANTIC REALTY PARTNERS, LLC,

By: 
Name: Managing Principal
Title: Robert J. Murphy

ASSIGNORS:

SANDROCK ASSOCIATES LIMITED PARTNERSHIP

By: Thomas S. Hinkel, Jr.

Name: Thomas S. Hinkel, Jr.

Title: General Partner

NATIONAL SELF-SERVICE STORAGE COMPANY

By: Thomas S. Hinkel, Jr.

Name: Thomas S. Hinkel, Jr.

Title: President

ASSIGNEE:

MIDATLANTIC REALTY PARTNERS, LLC,

By: _____

Name: Robert J. Murphy

Title: Managing Principal

B & R Associates LP

204 Monroe Street, Suite 201

Rockville, MD 20850

Phone: 301-251-0756 Email: BradbernMD@gmail.com

July 1, 2015

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Application for Approval of a Planned Unit Development (Square 3629, Lots 7,
813-814)

Dear Chairperson Hood:

As an authorized representative of the owner of Lot 7 in the above-referenced application, B&R Associates, LP, I hereby authorize the law firm of Goulston & Storrs to file the above-referenced application on behalf of B&R Associates and to represent B&R Associates on all matters related to this application before the Commission.

B & R Associates, LP

BY: 

Bradley S. Bernstein, President of
Savoy Development Associates, Inc.
General Partner



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
3629	7	542,673	C-3-A	C-3-A

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

NA

Address or boundary description of the premises:

524 Rhode Island Avenue, NE

Total Area of the Site in Square Feet:

579,832

Total Area of the Site in Acres:

13.3

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of _____ acres or ¹⁵⁰⁰⁰_____ square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal:

Review and approval of a multi-phased mixed-use development. The overall project will include six buildings, each of which will include ground floor retail.

Concurrent change of zoning (circle one):

No



(if yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s):

5E02

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

NA

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:

Bradley S. Bernstein

Please Print

Date:

1/8/15

Owner's Name:

B&R Associates LP

Person(s) to be notified of all actions:

Name:

Christine Roddy

Address:

1999 K Street, NW; Suite 500

Zip Code:

20006

Phone No(s):

202.721.1116

E-Mail:

croddy@goulstonstorrs.com

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



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 103A – APPLICATION FOR FIRST-STAGE APPROVAL OF A TWO-STAGE
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 Title 11 DCMR – Zoning Regulations, request is hereby made for a
First-Stage Approval of a PUD, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
3629	7	542,673	C-3-A	C-3-A

Address or boundary description of the premises: 524 Rhode Island Avenue, NE

Total Area of the Site in Square Feet: 579,832 Total Area of the Site in Acres: 13.3

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of _____ acres or ¹⁵⁰⁰⁰ _____ square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal: Review and approval of a multi-phased mixed-use development. The project includes six residential buildings, each of which will provide ground floor retail. The first phase of development will be a consolidated PUD while the remaining six phases will be a first stage PUD.

Concurrent change of zoning (choose one): No (if yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s): 5E02

If applicable, Historic District(s) in which site is located: NA

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: Date: 7/8/15

Owner's Name: B&R Associates LP

Person(s) to be notified of all actions:

Name: Christine Roddy

Address: 1999 K Street, NW, Suite 500; Washington

Zip Code: DC Phone No(s): 202.721.1116 E-Mail: crodody@goulstonstorr.com

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



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



**FORM 103A – APPLICATION FOR FIRST-STAGE APPROVAL OF A TWO-STAGE
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 Title 11 DCMR – Zoning Regulations, request is hereby made for a
First-Stage Approval of a PUD, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
3629	813,814	37,159	C-3-A	C-3-A

Address or boundary description of the premises: 600-602 Rhode Island Avenue, NE

Total Area of the Site in Square Feet: 579,832 Total Area of the Site in Acres: 13.3

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: Review and approval of a multi-phased mixed-use development. The project includes six residential buildings, which will each provide ground floor retail. The first phase of the development will be a consolidated PUD, while the remaining five phases will be first phase PU

Concurrent change of zoning (choose one): No (If yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s): 5E02

If applicable, Historic District(s) in which site is located: NA

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:  Date: 7-13-15

Owner's Name: Sandrock Associates Limited Partnership Please Print

Person(s) to be notified of all actions:

Name: Christine Roddy

Address: 1999 K Street, NW; Suite 500; Washington, DC

Zip Code: 20006 Phone No(s): 202.721.1116 E-Mail: croddy@goulstonstorr.com

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