

CERTIFICATE OF COMPLIANCE WITH CHAPTER 24 OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

The Project complies with the process and requirements set forth in Chapter 24 of the Zoning Regulations for the review of a Planned Unit Development (“**PUD**”) in the District of Columbia.

1. **Area Requirement:** The Property encompasses approximately 7,610 square feet of land. The minimum area for a proposed PUD in the C-2-A and C-2-C Zone Districts, such Zone Districts being where the Property is located, is 15,000 square feet provided such minimum area may be reduced by up to 50 percent in the event the Zoning Commission finds that (i) the development is of “exceptional merit” and in the “best interest of” the District, and (ii) at least 80 percent of the gross floor area of the development is to be used exclusively for dwelling units and uses accessory thereto. For the reasons set forth in the Proponent’s Application Statement (the “**Statement**”) to which this Certificate is attached, the proposed Project is of exception merit and in the best interest of the District, and at least 80 percent of the gross floor area of the Project is to be used exclusively for dwelling units and uses accessory thereto. (11 DCMR Sections 2401.1(c), 2401.2)
2. **Notice:** The Certificate of Notice herein states that a Notice of Intent to File an application for a PUD and a Zoning Map amendment was mailed to the Advisory Neighborhood Commission and to the owners of all property within 200 feet of the perimeter of the Property, as required by the Zoning Regulations.
3. **Sections 2406.11(a) and 2406.12(a):** The completed application forms are attached as Exhibit B.
4. **Section 2406.11(b):** Maps showing the location of the proposed Project and existing zoning for the Property and zoning of adjacent properties is included on Page 02 of Exhibit A and as Exhibit C.
5. **Sections 2406.11(c) and 2406.12(b):** The Statement outlines the purposes and objectives of the Project, and how this application meets the evaluation standards for PUDs enumerated in the Zoning Regulations.
6. **Sections 2406.11(d) and 2406.12(c):** A general site plan, showing the location and external dimensions of all buildings and structures, walkways, driveways, and other open spaces, to the extent it is relevant, is included on Pages 08, 09, 12, 19, and 43 of Exhibit A.
7. **Section 2406.12(d):** Landscaping plans are filed simultaneously herewith on Pages 12, 43, and 46-48 of Exhibit A.

8. **Section 2406.12(e):** Typical floor plans and architectural elevations for each building, sections for each building and the project are included on Pages 14 – 33 of Exhibit A.
9. **Section 2406.12(f):** A general circulation plan showing all driveways and walkways, including width, grades and curb cuts, as well as parking and loading plans, to the extent relevant, are included on Pages 11-12 and 43 of Exhibit A.
10. **Sections 2403.11 and 2406.11(e):** Tabulations of development data are included on Pages 04, 04a, and 19 of Exhibit A.



David A. Lewis*

* Not admitted in the District of Columbia.
Admitted to the Massachusetts bar only.