



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 105 - APPLICATION FOR MODIFICATION OF A PREVIOUSLY APPROVED
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 modification to a previously approved PUD, details of which are as follows:			Total Area of the Site in Square Feet:		18,984
			Total Area of the Site in Acres:		0.435813
Square No.	Lot No.	Square Feet	Date PUD was Approved:		June 15, 2007
3100	48	18,984	ZC Case/Order No.:		06-04
			Concurrent change of zoning (circle one): <i>(if yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)</i>		No
			Single-Member Advisory Neighborhood Commission District(s):		
			5E06		
			If applicable, Historic District(s) in which site is located:		
			Not Applicable		

Address or boundary description of the premises: The Subject Property is located Square 3100 and has an address of 1600 North Capitol Street, N.W.

Previous zoning (ZC and/or BZA) actions, including Order No.(s), affecting the above properties:
The Z.C. approved a PUD and rezoning from C-2-A to C-2-B per Order 06-04 (extended by Orders 06-04A & 06-04B). The approved PUD includes 85,428 sq. ft. of gfa. with 65-85 units and approx. 4,970 sq. ft. of retail. The PUD has a max. of 4.5 FAR, max. height of 86 ft. (not including roof structures); and 84 parking spaces located on 2 levels of underground parking accessed via a curb cut on Florida Avenue.

Brief description of proposal:
The PUD will be modified to reduce the building's height from 86 ft. to 74 ft., 4.5 inches (not including roof structures); provide 85,452 sq. ft. of gross floor area, with 85-95 units and approx. 4,998 sq. ft. retail (with the option to convert the space to residential units if it cannot be leased); provide 41 parking spaces located on one level of underground parking accessed from Florida Ave.; and to make minor refinements to the exterior facades. The overall density will remain 4.5 FAR.

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: By: ** **Date:** 30 May 2013

Owner's Name: FLORIDA & Q STREET, LLC Please Print

Person(s) to be notified of all actions:

Name: Kyrus L. Freeman, Esq.

Address: Holland & Knight LLP 800 17th Street, NW 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.