

(Revised 1/1/11)

Case No. _____



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
1025-E	802	5,107	M	C-3-C
1048-S	1	40,580	M	C-3-C
1048-S	801; 802	16,183; 42,424	M	C-3-C
1048-S	Res 129; Res 299	15,269; 7,936	M	C-3-C

Address or boundary description of the premises: The property is located at 1333 M Street, S.E. on the south side of M Street. It is a triangular-shaped parcel bounded by M Street, Virginia Avenue, and Water Street.

Total Area of the Site in Square Feet: 127,499 square feet Total Area of the Site in Acres: 2.93 acres

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 0.34 acres or 15,000 square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal: The Applicant proposes to redevelop the property with a mixed-use project composed of retail and residential uses.

The overall project will have a FAR of 4.14, as permitted under the C-3-C PUD requirements, and a maximum height of 110 feet. The project will include approximately 517,491 square feet of residential uses and 10,370 square feet of retail uses. Retail and residential parking will be provided as required by the Zoning Regulations.

Concurrent change of zoning (choose one): Yes (If yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s): 6B06

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: [Signature] Date: 10/29/13

Owner's Name: 1333 M Street, SE, LLC, Eric Siegel, Manager

Person(s) to be notified of all actions:

Name: Leila M. Jackson Batties, Esq. / Norman M. Glasgow, Jr., Esq.
Address: 800 17th Street, N.W., Suite 1100, Washington, D.C.
Zip Code: 20006 Phone No(s): (202) 419-2583 E-Mail: leila.batties@hklaw.com

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