

EXHIBIT B



**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
3587	Parcel 129/95	47,940	C-M-1	C-3-C
3587	Parcel 129/96	3,060	C-M-1	C-3-C

Previous zoning (ZC and/or BZA) actions, including Order No(s)., affecting the above properties: None.

Address or boundary description of the premises: 1270 4th Street, NE, Washington, DC 20002

Total Area of the Site in Square Feet: ~51,000 SF Total Area of the Site in Acres: ~1.17 acres

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of _____ acres or ~51,000 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 C-M-1 to C-3-C to allow for an 8.0 FAR, 110 foot retail and residential project.

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 5D01

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:

Date:

5-1-14

Owner's Name:

1250 4th ST EDENS LLC 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

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 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
3587	Parcel 129/95	47,940	C-M-1	C-3-C
3587	Parcel 129/96	3,060	C-M-1	C-3-C

Previous zoning (ZC and/or BZA) actions, including Order No(s), affecting the above properties: None.

Address or boundary description of the premises: 1270 4th Street, NE, Washington, DC 20002

Total Area of the Site in Square Feet: ~51,000 SF Total Area of the Site in Acres: ~1.17 acres

Single-Member Advisory Neighborhood Commission District(s): ANC 5D01

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:		Date:	5.1.14
Name:	1250 4th ST EDENS LLC <small>Please Print</small>	Owner:	<input checked="" type="checkbox"/>
		Applicant/ Petitioner:	<input checked="" 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

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

May 1, 2014

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

Re: Application of 1250 4th ST EDENS LLC to the D.C. Zoning Commission for a Consolidated Planned Unit Development and Related Zoning Map Amendment

Dear Chairman Hood:

This letter hereby authorizes the law firm of Goulston & Storrs, PC and Shalom Baranes Associates, PC to file and process an Application for a Consolidated Planned Unit Development and Related Zoning Map Amendment. Goulston & Storrs, PC and Shalom Baranes Associates, PC are authorized to act on our behalf and as our agents with respect to this matter and appear before the Zoning Commission.

Sincerely,

1250 4th ST EDENS LLC

By: 

Name: Steven Boyle

Title: _____