

(Revised 1/1/11)

Case No. _____



**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
3953; 3954; 4025	1-3; 1-3; 1,5,6,7	363,766	R-5-A	R-5-B
3954	Parcel 143/45	87,808	C-2-A	C-2-B
3954	4	63,162	R-5-A	C-2-B
3954	5	38,825	R-5-A	C-2-B / R-5-B
SEE	ATTACHED	DESCRIPTION	FOR ADDITIONAL	LOTS

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

Address or boundary description of the premises: The Subject Property is generally bound by Rhode Island Avenue NE to the north, Montana Avenue NE to the east, Downing Street/14th Street/Saratoga Ave NE to the south, and Brentwood Road NE to the west.

Total Area of the Site in Square Feet: 803,816 Total Area of the Site in Acres: Approx. 20 acres

Single-Member Advisory Neighborhood Commission District(s): ANC 5C05 and ANC 5C06

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

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:	
Name:	See attached for ownership information and signatures	Owner:	<input type="checkbox"/>
		Applicant/ Petitioner:	<input type="checkbox"/>

Person(s) to be notified of all actions:

Name:	Paul A. Tummonds, Jr., Goulston & Storrs			
Address:	1999 K Street NW, Suite 500, Washington DC			
Zip Code:	20006-1101	Phone No(s):	(202)721-1157	E-Mail:
				ptummonds@goulstonstorrs.com

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

B. ADDITIONAL LOTS

<u>Sq. No.</u>	<u>Lot</u>	<u>Square Feet</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
4024	1 - 4	126,899	R-5-A	C-2-B / C-2-A
4025	2 & 4	115,330	R-5-A	C-2-A / R-5-B
4025	3	8,026	R-5-A	C-2-A

**APPLICATION FOR ZONING MAP
AMENDMENT APPROVAL**

OWNER SIGNATURE PAGE

BRENTWOOD ASSOCIATES *Limited Partnership*

M. J. Meers

Name: *Michael J. Meers*

Title: *EVP, Mid-City Financial Corporation, General Partner*

Date: *September 23, 2014*

APPLICATION FOR ZONING MAP AMENDMENT APPROVAL

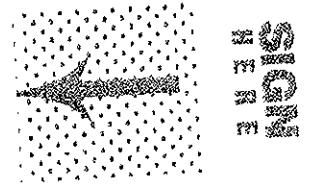
OWNER SIGNATURE PAGE

BRENTWOOD VILLAGE, LLC

Name: _____

Title: *man*

Date: *9/24/14*



(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
3953; 3954; 4025	1-3; 1-3; 1,5,6,7	363,766	R-5-A	R-5-B
3954	Parcel 143/45	87,808	C-2-A	C-2-B
3954	4	63,162	R-5-A	C-2-B
SEE	ATTACHED	DESCRIPTION	FOR ADDITIONAL LOTS	UNDER ITEM "A"

Address or boundary description of the premises: The Subject Property is generally bound by Rhode Island Avenue NE to the north, Montana Avenue NE to the east, Downing Street/14th Street/Saratoga Ave NE to the south, and Brentwood Road NE to the west.

Total Area of the Site In Square Feet: 803,816 Total Area of the Site In Acres: Approx. 20 acres

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

Brief description of proposal: See attached description under item "B".

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): ANC 5C05 and ANC 5C06

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

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: _____

Owner's Name: See attached for ownership information and signatures Please Print

Person(s) to be notified of all actions:

Name: Paul A. Tummonds, Jr., Goulston & Storrs

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

Zip Code: 20006-1101 Phone No(s): (202)721-1157 E-Mail: ptummonds@goulstonstorrs.com

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

A.
ADDITIONAL LOTS

<u>Sq. No.</u>	<u>Lot</u>	<u>Square Feet</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
3954	5	38,825	R-5-A	C-2-B / R-5-B
4024	1 - 4	126,899	R-5-A	C-2-B / C-2-A
4025	2 & 4	115,330	R-5-A	C-2-A / R-5-B
4025	3	8,026	R-5-A	C-2-A


B.
DESCRIPTION OF PROJECT

The proposed PUD project will create a completely new and revitalized community that will be called Brentwood Village. The Applicant will demolish all of the existing buildings on the Subject Property and will establish a new street grid which will create eight new blocks for development and a new centrally located community green and pedestrian walk (which will consist of approximately two acres of land area). The PUD project will include a variety of housing types (multi-family, senior housing, two-over-two buildings, and townhouses) and a significant retail component divided among the eight new blocks. The PUD project will include approximately 2,200 residential units and approximately 200,000 square feet of retail uses. Parking for these uses will be provided in below-grade parking structures, integral garage parking for the townhouses, and on-street parking.

APPLICATION FOR FIRST-STAGE
PUD APPROVAL

OWNER SIGNATURE PAGE

BRENTWOOD ASSOCIATES *Limited Partnership*

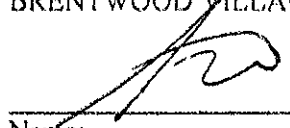


Name: *Michael S. Meers*
Title: *EVP, Mid-City Financial Corporation, General Partner*
Date: *September 23, 2014*

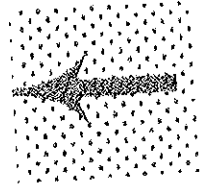
APPLICATION FOR FIRST-STAGE
PUD APPROVAL

OWNER SIGNATURE PAGE

BRENTWOOD VILLAGE, LLC



Name:
Title: *man*
Date: *2/3/14*



SIGNATURE

September 29, 2014

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

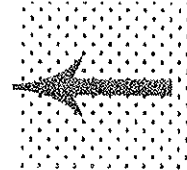
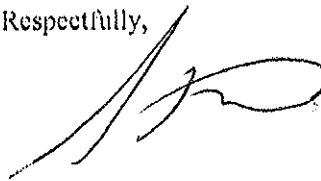
Re: First-Stage Planned Unit Development and Zoning Map Amendment
Application for Parcel 143/45 in Square 3954 (the "Property"); Agent
Authorization Letter

Honorable Members of the Commission:

As a duly authorized representative of the owner of the Property (Brentwood Village, LLC), I hereby authorize Mid-City Financial Corporation and the law firm of Goulston & Storrs to represent the Property owner in all proceedings before the Zoning Commission for the above-referenced First-Stage Planned Unit Development and Zoning Map Amendment application. Such authorization does not create any other contractual relationship between the undersigned and Goulston & Storrs.

Please feel free to contact me if you have any questions or comments.

Respectfully,



**SIGN
HERE**

MID-CITY FINANCIAL CORPORATION

20316 Seneca Meadows Parkway
Germantown, Maryland 20876 ♦ 301/562-1600 Fax 301/562-1662

September 29, 2014

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

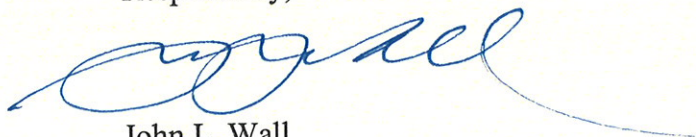
Re: **First-Stage Planned Unit Development and Zoning Map Amendment Application for Lots 1-3 in Square 3953, Lots 1-5 and Parcel 143/45 in Square 3954, Lots 1-4 in Square 4024, and Lots 1-7 in Square 4025 (the "Property"); Agent Authorization Letter**

Honorable Members of the Commission:

As a duly authorized representative of Mid-City Financial Corporation, the Applicant in the above-mentioned PUD and Zoning Map Amendment applications, I hereby authorize the law firm of Goulston & Storrs to represent the Applicant in all proceedings before the Zoning Commission for the above-referenced First-Stage Planned Unit Development and Zoning Map Amendment application.

Please feel free to contact me if you have any questions or comments.

Respectfully,



John L. Wall
President
Mid-City Financial Corporation

[Type text]