(Revised 1/1/11)	Case No							
	* * * BEFORE THE ZONING COMMISSION					* * *		
OF THE DISTRICT OF COLUMBIA FORM 101 - APPLICATION/PETITION* TO AMEND THE ZONING MAP								
FORM 101 - APPLICATION/PETITION [®] TO AWEND THE ZOMING WAP 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		Rei	quested Zoning		
3953; 3954; 402	5 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			С-2-В	
3954	4	63,162		R-5-A			С-2-В	
3954	5	38,825		R-5-A		C-	2-B / R-5-B	
SEE	ATTACHED	DESCRIPTION	FOR	ADDITIC	NAL		LOTS	
Previous zoning	(ZC and/or BZA) actio	ns, including Order I	lo(s)., affec	ting the abov	e proper	ties:		
	dary description of th						I by Rhode Island	
Avenue NE to	the north, Mont	ana Avenue NE	to the ea	ist, Downi	ng Stre	et/14th Str	reet/Saratoga Ave	
NE to the south, and Brentwood Road NE to the west.								
Total Area of the Site in Square Feet:803,816Total Area of the Site in Acres:Approx. 20 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. taw and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)								
Signature:	ature:				Date:			
Name:	lame: See attached for ownership infor		ormation	and signa	tures	Owner:	Applicant/	
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:					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.								
							ZONING COMMISSION District of Columbia CASE NO.14-18 EXHIBIT NO.2A	

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B. ADDITIONAL LOTS

<u>Sq. No.</u>	Lot	Square Feet	Existing Zoning	Requested Zoning
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

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APPLICATION FOR ZONING MAP AMENDMENT APPROVAL

OWNER SIGNATURE PAGE

BRENTWOOD ASSOCIATES Limite! Pantaeship Mame: michael S. meers Title: EVP mil-City Financial Caparation, General Pantner Date: Systember 23, 2014

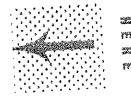
APPLICATION FOR ZONING MAP AMENDMENT APPROVAL

OWNER SIGNATURE PAGE

BRENTWOOD VILLAGE, LLC Name: man Title: sport Date:

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						Case M	lo	
		* * * *			ONING COMMISSIC		* *	*
	FOR	M 103A – AF			IRST-STAGE APPR		A TWO-	STAGE
					DEVELOPMENT (I		uneo eldo	
		Before comp	Print or type all	n, pieas Inform	e review the instruction ation unless otherwise i	s on the re- ndicated.	verse side.	
In accord	lance v	vith the provisio Firs	ons of Chapter : t-Stage Approv	24 of Til al of a I	ie 11 DCMR – Zoning Re PUD, details of which ar	egulations, e as follow:	request is h	nereby made f
Square No,		Lot No.	Square f	eet	Existing Zonir	Ig	Re	equested Zonii
3953; 3954; 4	025 1	-3; 1-3; 1,5,6	7 363,7	66	R-5-A			R-5-B
3954	F	Parcel 143/4	5 87,80)8	C-2-A			C-2-B
3954		4	63,16	52	R-5-A			C-2-B
SEE		ATTACHED	DESCRIF	TION	FOR ADDITIONA	L LOTS	UN	DER ITEM
Address or bo	undary	y description of	the premises:	The	Subject Property	is genera	ally boun	d by Rhode
Avenue NE	to the	e north, Mon	tana Avenu	e NE	to the east, Downii	ng Street	/14th Str	eet/Sarato
NE to the sc	outh,	and Brentwo	od Road N	E to th	ne west.			
Total Area of (the Site	e in Square Feet	# 803,8	816	Total Area	of the Site	In Acres:	Approx. 2
Certif	ication	acres	or	sq	at the land area involve uare feet, pursuant to 1	itle 11 DCN	plication is 1R – Zoning	a minimum o §2401.
Brief descripti	ion of p	proposal: S	ee attached	d deso	cription under item	"B".		
								······
Concurrent ch	ange o	of zoning (choos	e one): Yes		(if yes, please complete a Form		·	
		of zoning <i>(choos</i> sory Neighborh		on Distri			·	
Single-Membe If applicable, I	er Advi Histori	sory Neighborh c District(s) in w	ood Commissic hich site is loca	ited:	ct(s): ANC 5C	05 and A	NC 5C0	6
Single-Membe If applicable, I	er Advi Historii y that t ng a fic	sory Neighborh c District(s) in w the above inforr titious name or	ood Commissic hich site is loca nation is true a address and/o ect to a fine of	ited: ind corr r knowi not mo		05 and A ur knowled	NC 5C0 ge, Informa n this applic	6 tion and belie cation is in vio
Single-Membe If applicable, I	er Advi Historia y that t ng a fic D.	sory Neighborh c District(s) in w the above inforr titious name or	ood Commissic hich site is loca nation is true a address and/o ect to a fine of	ited: ind corr r knowi not mo	ect to the best of my/or ngly making any false st are than \$1,000 or 180 d	05 and A ur knowled atement of ays Impriso	NC 5C0 ge, Informa n this applic	6 tion and belie cation is in vio
Single-Membe If applicable, I I/We certify person(s) usin	er Advi Historic y that t ng a fic D. ure:	sory Neighborh c District(s) in w he above inforr titious name or C. Law and subj	ood Commissic hich site is loca nation is true a address and/o ject to a fine of (p	ited: ind corr r knowi not mo .C. Offic	ect to the best of my/or ngly making any false st are than \$1,000 or 180 d	D5 and A ur knowled atement of ays Impriso	NC 5C0 ge, informa n this applie nment or b ate;	6 tion and belie cation is in vio ooth.
Single-Membe If applicable, I I/We certify person(s) usin Owner's Signati	er Advi Historic y that t ng a fic D. ure:	sory Neighborh c District(s) in w he above inforr titious name or C. Law and subj	ood Commission hich site is loca nation is true a address and/o ect to a fine of (p ached f	ited: ind corr r knowi not mo .C. Offi	ect to the best of my/or ngly making any false st are than \$1,000 or 180 d cial Code § 22 2405)	05 and A ur knowled atement of ays Impriso	NC 5C0 ge, informa n this applie nment or b ate;	6 tion and belie cation is in viol ooth.
Single-Member If applicable, I I/We certify person(s) usin Owner's Signation Owner's Name:	ar Advi Historiu y that t pg a fic D. ure;	sory Neighborh c District(s) in w he above inforr titious name or C. Law and subj	ood Commissio hich site is loca nation is true a address and/o ect to a fine of (p tached f	ited: ind corr r knowi not ma o.C. Offi OT O n(s) to b	ect to the best of my/or ngly making any false st ore than \$1,000 or 180 d cial Code § 22 2405) WNERShip informations	05 and A ur knowled atement of ays Impriso	NC 5C0 ge, informa n this applie nment or b ate;	6 tion and belie cation is in viol ooth.
Single-Member If applicable, I I/We certify person(s) usin Owner's Signation Owner's Name:	ar Advi Historiu y that t ng a fic D. ure: aul A	sory Neighborh c District(s) in w the above inform titious name or c. Law and subj See att . Tummonds	ood Commission hich site is loca nation is true a address and/o ect to a fine of (P tached f Person s, Jr., Gouls	ited: ind corr r knowi not mo .C. Offi OT O h(s) to t ton &	ect to the best of my/or ngly making any false st ore than \$1,000 or 180 d cial Code § 22 2405) WNERShip informations	05 and A ur knowled atement of ays Impriso	NC 5C0 ge, informa n this applie nment or b ate;	6 tion and belie cation is in vio ooth.
Single-Member If applicable, I I/We certify person(s) usin Owner's Signatu Owner's Name:	ar Advi Historiu y that t pg a fic D. ure; aul A 199	sory Neighborh c District(s) in w the above inform titious name or c. Law and subj See att . Tummonds 09 K Street N	ood Commission hich site is loca nation is true a address and/o ect to a fine of (P tached f Person s, Jr., Gouls	ited: ind corr r knowi not mo .C. Offi Or O n(s) to t ton &	ect to the best of my/or ngly making any false st ore than \$1,000 or 180 d cial Code § 22 2405) WNERShip info be notified of all actions Storrs	05 and A ur knowled atement of ays Impriso	NC 5C0 ge, informa n this applid nment or b ate;	6 tion and belie cation is in viol ooth.

A. ADDITIONAL LOTS

<u>Sq. No.</u>	Lot	Square Feet	Existing Zoning	Requested Zoning
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 Parthership

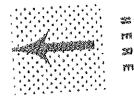
Mame: michael S. meers Title: EVP, Mid-City Financial Corporation, General Parkture Date: September 23, 2014

APPLICATION FOR FIRST-STAGE PUD APPROVAL

OWNER SIGNATURE PAGE

BRENTWOOD YILLAGE, LLC Name: Title: Mal Date: 1/34/14 7

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September **Z9**, 2014

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

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

Honorable Members of the Commission:

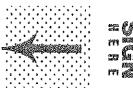
As a duly authorized representative of the owner of the Property (Brentwood Village, LLC), I hereby authorize Mid-City Financial Corporation and the law firm of Goulston & Storrs to represent the Property owner in all proceedings before the Zoning Commission for the above-referenced First-Stage Planned 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,

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

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,

Ref

John L. Wall President Mid-City Financial Corporation