

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to file an application for approval of a consolidated planned unit development (“PUD”) and related map amendment by Hanover R.S. Limited Partnership (the “Applicant”) was mailed by U.S. mail to Advisory Neighborhood Commission (“ANC”) 5E, ANC 5B, the Edgewood Civic Association, and to all owners of all property within 200 feet of the perimeter of the subject property on August 30, 2018, as required by the Zoning Regulations of the District of Columbia, 11-Z DCMR § 300.7. A copy of the notice is attached.



By: _____

Joseph O. Gaon

Date: August 31, 2018

August 30, 2018

NOTICE OF INTENT TO FILE A ZONING APPLICATION

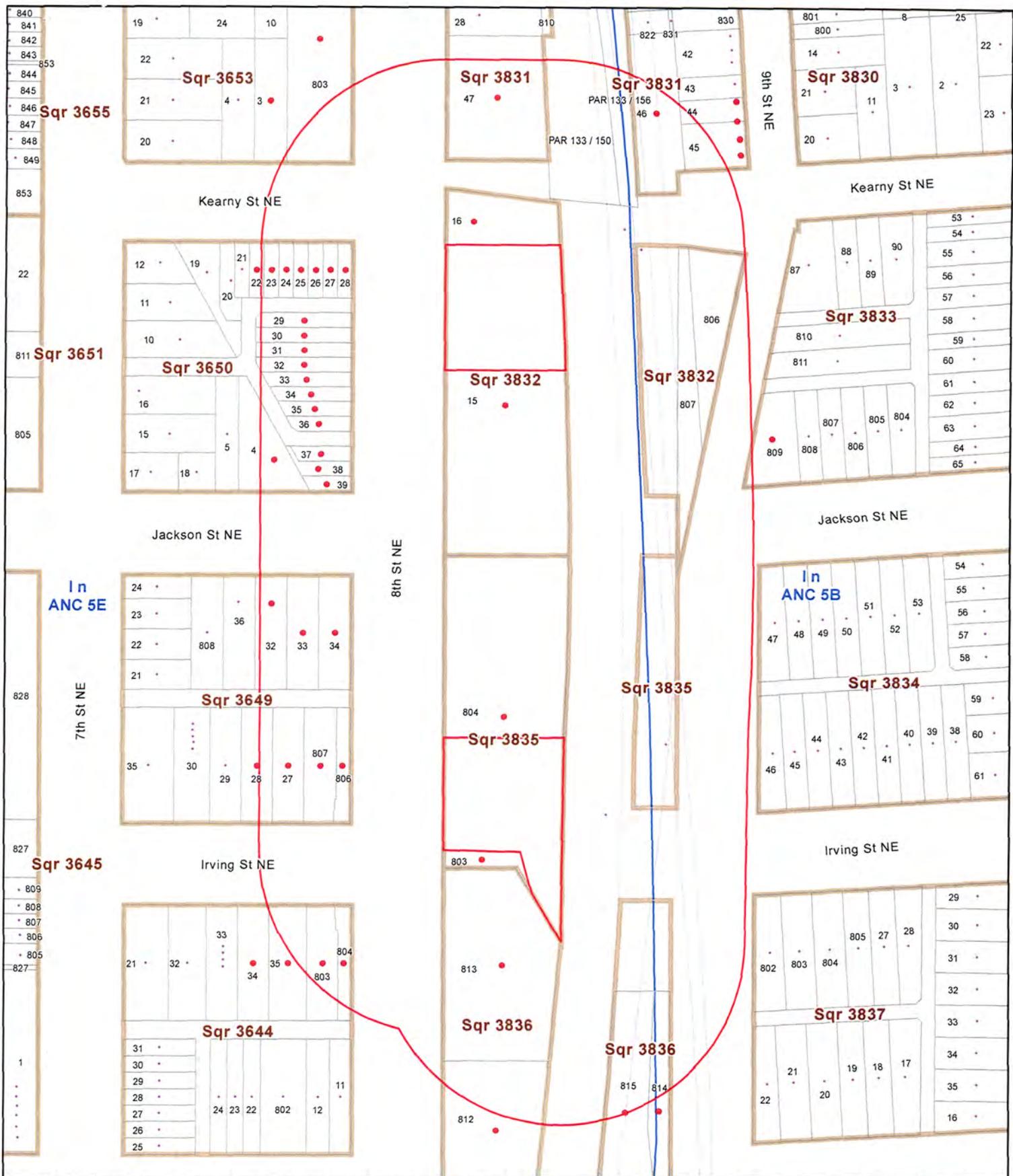
**Application to the District of Columbia Zoning Commission for
Approval of a Consolidated Planned Unit Development and Related Map Amendment**

Hanover R.S. Limited Partnership (the "Applicant") hereby gives notice of its intent to file an application for approval of a consolidated planned unit development ("PUD") and related map amendment under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations (the "Zoning Regulations"). The application will be filed with the Zoning Commission for District of Columbia (the "Zoning Commission") not less than forty-five (45) days from the date of this notice. This notice is given pursuant to Subtitle Z § 300.7 of the Zoning Regulations. In accordance with Subtitle Z § 300.9, the Applicant is required to make all reasonable efforts to attend a duly noticed meeting of the affected ANC during the 45-day notice period to discuss the project.

The property that is the subject of this application includes 3201 8th Street, NE (Lot 15 in Square 3832) and 3135 8th Street, NE (Lot 804 in Square 3835) (collectively the "Site"). The Site has a total land area of 90,289 square feet and is bounded by the Washington Metropolitan Area Transit Authority tracks to the east and 8th Street, N.E. to the west. Kearny Street, N.E. is located to the northwest of the Site and Irving Street, N.E. is located to the southwest of the Site. The Site is zoned PDR-1, and the application includes a request to rezone the Site to the MU-4 zone district.

The Applicant proposes to construct a residential development with approximately 371 units in two buildings that will be separated by a landscaped entry plaza. The maximum height of the buildings will be approximately 65 feet and will include approximately 3.6 FAR. The project will include approximately 186 parking spaces, with access to the parking garage on the south side of the Site.

The developer for this proposal is Hanover R.S. Limited Partnership; the architect for the PUD is KTG Architecture + Planning; and the land use counsel is Holland & Knight LLP. The Applicant is available to discuss the proposed development with all interested and affected groups and individuals. Should you need any additional information regarding the proposed PUD application, please contact Christine Shiker of Holland & Knight LLP at (202) 955-3000.



Subject Property IDs: 3835 0804, 3832 0015

- Subject Property
- Radius
- Ownership Lots
- DC Squares
- ANC Boundary

*** DC Office of Tax and Revenue
OTR Real Property Assessment Division
GIS Geographic Information Systems

1:1,677
 0 50
 Feet

Print Date: 8/2/2018
 For general planning purposes.



DC Ward Locator



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