

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for design review for the property known as Square 5113, Lot 806 and Parcel 185/38 (the “Property”) was mailed to Advisory Neighborhood Commission 7D (the “ANC”) and to the owners of all property within 200 feet of the perimeter of the subject property on March 5, 2019, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.6. The applicant for design review is Kenilworth Avenue Northbridge LLC (the “Applicant”).

The Applicant met with the ANC’s Executive Committee on November 13, 2018, and January 29, 2019, and presented to the full ANC on March 12, 2019, as well as special meeting of the full ANC on March 26, 2019, at which the ANC voted unanimously in support of the project. The Applicant has also coordinated with the District Department of Transportation (“DDOT”), the Office of Planning (“OP”) and, the Department of Energy and the Environment (“DOEE”). The Applicant met with OP on March 27, 2019, and conducted a joint meeting with OP and DOEE on April 15, 2019. The Applicant will meet with DDOT on April 30, 2019, and will continue to coordinate OP, DDOT, and DOEE throughout the processing of this application.

The Applicant will continue to community outreach regarding the Project.

/s/ _____
Cary R. Kadlecek

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR DESIGN REVIEW

March 5, 2019

Kenilworth Avenue North LLC (“Applicant”) hereby gives notice of its intent to file an application for design review (“Design Review”) for the property known as Square 5113, Lot 806 and Parcel 185/38 (“Property”). The Property does not have an address but is located near the intersection of Kenilworth Avenue NE and Eastern Avenue NE.

The Property is in the Deanwood neighborhood of Ward 7. The Property consists of approximately 122,866 square feet, or approximately 2.82 acres, of land area. The Property is located in the Moderate Density Residential land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is currently located in the RA-1 Zone District.

The Applicant intends to construct a new all-affordable assisted living facility for senior citizens with approximately 155 units and approximately 45 parking spaces (“Project”). The Project will contain approximately 119,494 square feet of gross floor area for a total floor area ratio (“FAR”) of 1.08, will have height of approximately 60 feet, and will have a lot occupancy of approximately 30%.

Pursuant to Subtitle Z § 301.8 of the Zoning Regulations, the Applicant will make all reasonable efforts to attend a regularly-scheduled meeting of and present the Design Review to Advisory Neighborhood Commission 7D, and the Applicant is available to discuss the proposed Design Review with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 6 of the Zoning Regulations at least 45 days after the date of this notice, which is given pursuant to Subtitle Z § 301.6 of the Zoning Regulations. The land use counsel is Goulston & Storrs, PC, and the architect is Environments for Health Architecture. If you require additional information regarding the proposed Design Review application, please contact Cary Kadlecek (202-721-1113).