

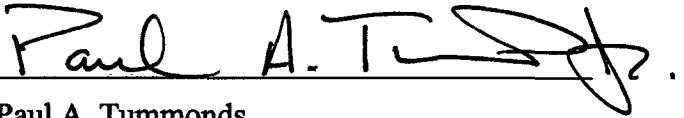
EXHIBIT G

NOTICE OF INTENT TO FILE A PUD AND ZONING MAP AMENDMENT

APPLICATION AND CERTIFICATE OF NOTICE

Certificate of Notice

I HEREBY CERTIFY that a copy of the Updated Notice of Intent to File a Zoning Application for a Consolidated Planned Unit Development and Zoning Map Amendment for Assessment and Taxation Lots 815 and 816 (Record Lot 35) in Square 2572 was mailed to Advisory Neighborhood Commission 1C and to the owners of all property within 200 feet of the perimeter of the project site on November 3, 2004 and November 22, 2004, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7 - 2406.10.



Paul A. Tummonds

UPDATED

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Planned Unit Development and An Amendment to the Zoning Map of the District of Columbia

November 3, 2004

Dorchester House Associates, LLC and Kalorama West, LLC (collectively, "Applicant") gives notice of its intent to file an application for a Planned Unit Development ("PUD") and an Amendment to the Zoning Map of the District of Columbia. This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003 as amended), not less than ten (10) days from this date. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

The original notice of intent to file a PUD and Zoning Map Amendment application was filed on October 24, 2003. This notice of intent supercedes the previous notice and describes a PUD project that has been modified since October 24, 2003 to address issues raised by members of the surrounding community.

The property that is the subject of this application is Record Lot 35 (Assessment and Taxation Lots 815 and 816) in Square 2572 ("Property"). Square 2572 is located between 16th Street, N.W., 17th Street, N.W., Euclid Street, N.W. and Kalorama Road, N.W. The Property has frontage on all four streets and consists of approximately 158,150 square feet of land area and is currently improved with the Dorchester House Apartments and a surface parking lot.

The proposed PUD Project ("PUD Project") consists of an addition to the existing Dorchester House Apartments. The addition will be constructed on the western portion of the Property (Lot 816) which has street frontage on 17th Street, N.W. and which is currently used for surface parking. The western portion of the Property (Lot 816) is located within the R-5-B Zone District and the eastern portion (Lot 815) is located within the R-5-D Zone District. The Property is not located within any overlay district, although it borders the Reed-Cooke (RC) Overlay District. The Zoning Map Amendment application requests a rezoning of the western portion of the Property from the R-5-B Zone District to the R-5-D Zone District.

The existing Dorchester House Apartments includes 394 apartment units with a gross floor area of 415,464 square feet and provides surface parking for 120 cars. The PUD Project will add approximately 180,200 square feet and approximately 143 new residential apartment units to the Property, while increasing the on-site parking to 307 parking spaces.

The total gross floor area included in the proposed PUD Project (the existing Dorchester House plus the Addition) will be approximately 595,664 square feet of gross floor area for a total floor area ratio ("FAR") of 3.77 on the Property. The proposed addition will consist of a six story building at its western edge (along 17th Street) that will have a height of 52 feet measured from 17th Street. Two additional floors will be placed on top of the building and will be setback a distance of 28 feet from 17th

Street. The height of the proposed addition at the top of these two upper, set-back, floors will be 80 feet, measured from 17th Street. The entire PUD Project will have a lot occupancy of approximately 45%.

The developer of the project is Kalorama West LLC. The architect is Eric Colbert and Associates Architects. The transportation consultant is Gorove/Slade Architects. Land use counsel is Shaw Pittman LLP. If you require additional information regarding the proposed PUD and Map Amendment application, please contact Phil Feola (202-663-8789) or Paul Tummonds (202-663-8873) at Shaw Pittman LLP.

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