NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission
For a Planned Unit Development and Rezoning

May 25, 2005

4101 Kansas LLC (the "**Applicant**"), hereby gives notice of its intent to file an application for a Planned Unit Development ("**PUD**") and rezoning. 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 property that is the subject of this application is located on Lots 35 and 803, and a portion of public alley to be closed in Square 2910 ("**Subject Property**"), also known as 4100 Georgia Avenue, NW. The Subject Property is currently the site of a used car lot. The Subject Property consists of approximately 17,640 square feet of land area and has frontage on Georgia and Kansas Avenues, NW. The Subject Property is presently located in the C-2-A Zone District. The application involves the rezoning of the site from C-2-A to C-3-A.

The Subject Property will be developed with a seven-story residential building. The new residential building will include approximately 78 apartments. All of the apartments in the project will be affordable rental units. The first floor will be devoted to retail use. There will be approximately 38 parking spaces for the entire project.

The total gross floor area included in the proposed PUD is approximately 79,380 square feet for a total floor area ratio ("**FAR**") of approximately 4.5. The new building will have a height of approximately 82 feet. The proposed project will have a lot occupancy of approximately 68%. The proposed project is within the maximum FAR permitted under the C-3-A Zone District PUD Guidelines (maximum FAR of 4.5) and is significantly under the maximum building height of 90 feet.

The Applicant is represented by Karl Jentoft of Neighborhood Development Corporation, architects are members of Wiencek & Associates Architects and Planners, and the land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you require additional information regarding the proposed PUD application, please contact Allison Prince (202) 663-8853 or Ashleigh Horne (202) 663-8428.

cc: ANC 4C (Chairman, SMD and Office)
Karl Jentoft
Scott Knudson

ZONING COMMISSION
District of Columbia
CASE NO.05-19
EXHIBIT NO.2C