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ZONING COMMISSION
CASE No. 05-37
EXHIBIT No. 8

ZONING COMMISSION
District of Columbia
CASE NO.05-37
EXHIBIT NO.8

Certificate of Notice

I HEREBY Certify that a copy of the Notice of the Intent to File a Zoning Application for a Consolidated Planned Unit Development pursuant to 11 DCMR §2400 et seq. and a Zoning Map Amendment for Lots 30, 39, 40, 41, 45, 48, 801, 804, 805, 806, 811, 813, 814, 856 and 857 in Square 752, was mailed to Advisory Neighborhood Commission 6C and to the owners of all property within 200 feet of the perimeter of the project site on November 8, 2005, at least ten (10) calendar days prior to the filing of this application for a planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR § 2406.7.

A copy of the notice is attached hereto.



Thomas J. Carroll

November 8, 2005

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

The Louis Dreyfus Property Group ("Applicant") on behalf of SH Holdings No. 777 LLC, Station Townhouses LLC, et al. (the "Owners"), hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.* (February 2003)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The property that is the subject of this application consists of Lots 30, 39, 40, 41, 45, 48, 801, 804, 805, 806, 811, 813, 814, 856 and 857 in Square 752 located in Northeast. The boundaries of Square 752 are H Street on the north, G Street on the south, 3rd Street on the east, and 2nd Street on the west. The property consists of approximately 74,800 square feet of land area. The property is located along the south side of H Street, extending south along 2nd Street to G Street and east along G Street to the realigned public alley, but excluding the lot at the corner of 2nd and G Streets.

The Applicant intends to construct a new building on the site consisting of approximately 449,000 square feet of gross floor area, or a floor area ratio ("FAR") of approximately 6.0. The building will contain approximately 306 apartment units (5.0 FAR) and a maximum of 74,800 square feet (1.0 FAR) of gross floor area devoted to neighborhood serving retail, service and office uses. The new building will be constructed to a maximum height of 90 feet, with the height stepping down to the east side of the site. There will be approximately 380 parking spaces provided in a below-grade garage accessed from 2nd Street.

The property is zoned C-2-A, C-1 and R-4. As part of the H Street Overlay, the Zoning Commission has already proposed to change the zoning on Lot 45 fronting on H Street to C-2-B. The Applicant will also seek an amendment to the Zoning Map in order to change the existing zoning from C-2-A and C-1 to C-2-B. The vacant portion of Lot 30, located at 222 G Street, is proposed to be rezoned from R-4 to C-2-B to accommodate the widened and straightened alley. The existing rowhouse on Lot 30 would remain zoned R-4.

The Applicant for this proposal is the Louis Dreyfus Property Group; the architect for the site is Cook + Fox Architects LLP; and the land use counsel is Holland & Knight LLP.

Should you need any additional information regarding the proposed PUD application, please contact Whayne S. Quin, or Steven E. Sher, Director of Zoning and Land Use Services, of Holland & Knight LLP at (202) 955-3000.

**Roster of Persons or Entities Owning Property Any Part of Which Falls Within
200 Feet of Perimeter of PUD Site
Parts of Square 752 – Washington, DC – NE Quadrant**

<u>Square / Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0717 0811		Washington Terminal Company Treasury Services 400 North Capital Street, NW Washington, DC 20001-1511
0717 0812		Lender Keybank National Association 911 Main Street Ste 1400 Kansas City, MO 64105-5345
0720 0825	2 nd Street	Second Street Holding LLC
0720 0826	2 nd Street	c/o Louis Dreyfus Prop GP 2001 K St., N.W. Suite 202 Washington, DC 20006-1038
0751 0801	225 I Street	Capital Childrens Museum
0751 0802	201 I Street	800 3 rd St., N.E. Washington, DC 20002-4314
0752 0040	0210 G St., N.E.	Benham Associates LLC c/o Venable LLP 575 7 th St., N.W. Washington, DC 20004-1607
0752 0857	0729 2 nd St., N.E.	Hamden Associates LLC 575 7 th St., N.W. Washington, DC 20004-1607
0752 0039	0208 G St., N.E.	Instile Asociates LLC c/o Venable LLP 575 7 th St., N.W. Washington, DC 20004-1607
0752 0806	0202 G St., N.E.	J. B. Warlick, Jr. Mary B. Warlick 1805 Crystal Dr., Apt. 812 Arlington, VA 22202-4406
0752 0041	0212 G St., N.E.	Pepper Ridge LLC
0752 00801	0214 G. St., N.E.	c/o Venable LLP 575 7 th St., N.W. Washington, DC 20006-1038

<u>Square / Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0752 0030	0222 G St., N.E.	Robert Bradley Mary Bradley P.O. Box 189 Riva, MD 21140-0189
0752 0045	0731 – 0733 2 nd St., N.E. Unit: C2B	SH Holdings No. 777 LLC c/o Louis Dreyfus Property 20 Westport Rd. Wilton, CT 06897-4522
0752 0804	0206 G St., N.E.	Skyview Investors LLC c/o Venable LLP 575 7 th St., N.W. Washington, DC 20004-1607
0752 0814	0725 2 nd St., N.E.	Station Townhouse LLC
0752 0048	0709-0717 2 nd St., N.E.	c/o Louis Grey Property Group
0752 0811	0721 2 nd St., N.E.	2001 K St., N.W.
0752 0813	0723 2 nd St., N.E.	Washington, D.C. 20006-1037
0752 0856	0727 2 nd St., N.E.	
0752 0805	0204 G St., N.E.	White Oak Investors LLC c/o Venable LLP 575 7 th St., N.W. Washington, DC 20004-1607
0752 0832	0734 3 rd St., N.E.	Amelia Arthur 734 3 rd St., N.E. Washington, DC 20002-4312
0752 0047	0718 3 rd St., N.E.	Anthony Boykins Sharon Boykins 718 3 rd St., N.E. Washington, DC 20002-4312
0752 0025	0232 G St., N.E.	Brian J. Ford 232 G St., N.E. Washington, DC 20002-4328
0752 0029	0224 G St., N.E.	Brian L. Carter 224 G St., N.E. Washington, DC 20002-4328
0752 0836	0724 3 rd St., N.E.	Daniel Hernandez Dena Hernandez 724 3 rd St., N.E. Washington, DC 20002-4312
0752 0027	0228 G St., N.E.	David R. Warner 228 G St., N.E. Washington, DC 20002-4328

<u>Square / Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0752 0840	0716 3 rd St., N.E.	Donald P. Souhrada 716 3 rd St., N.E. Washington, DC 20002-4312
0752 0833	0732 3 rd St., N.E.	Drury J. Tallant 732 3 rd St., N.E. Washington, DC 20002-4312
0752 2001 0752 2002	0200 G St., N.E., Unit: 100 0200 G St., N.E., Unit: 200	Evans H. Sealander 200 G St., N.E., #1 Washington, DC 20002-4328
0752 0842	0712 3 rd St., N.E.	Evelyn Malone Cecil Malone 712 3 rd St., N.E. Washington, DC 20002-4312
0752 0028	0226 G St., N.E.	James F. Leary Mary T. Leary 226 G St., N.E. Washington, DC 20002-4328
0752 0022	0238 G St., N.E.	John Stapleton c/o Charles White 238 G St., N.E. Washington, DC 20002-4328
0752 0035	0728 3 rd St., N.E.	K. A. Walsh R. C. Rutledge 728 3 rd St., N.E. Washington, DC 20002-4312
0752 0036	0726 3 rd St., N.E.	Kenneth Neeld Nicole Neeld 726 3 rd St., N.E. Washington, DC 20002-4312
0752 0026	0230 G St., N.E.	Laura Crandon 230 A St., N.E. Washington, DC 20002-7306
0752 0841	0714 3 rd St., N.E.	Lemuel Morris Jamison Karine Baker Jamison 714 3 rd St., N.E. Washington, DC 20002-4312
0752 0834	0730 3 rd St., N.E.	Lona Lo Maurice Knight 730 3 rd St. N.E. Washington, DC 20002-4312

<u>Square / Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0752 0845	3 rd St., N.E.	Louis Seiden 11100 Rosemont Dr. Rockville, MD 20852-3653
0752 0046	0720 3 rd St., N.E.	Louise F. Ware 720 3 rd St., N.E. Washington, DC 20002-4312
0752 0844	0706 3 rd St., N.E.	Mary A. Hoadley John B. Hoadley, Jr. 706 3 rd St., N.E. Washington, DC 20002-4312
0752 0033	0708 3 rd St., N.E.	Michael E. Kieffer Moushumi M. Bhaduri 708 3 rd St., N.E. Washington, DC 20002-4312
0752 0855	0722 3 rd St., N.E.	Patricia A. Morrison 722 3 rd St., N.E. Washington, DC 20002-4312
0752 0846 0752 0847	0710 3 rd St., N.E. 0710 3 rd St., N.E.	Sam Marullo Susan Marullo 710 3 rd St., N.E. Washington, DC 20002-4312
0752 0024	0234 G St., N.E.	Sandra Tuttle 234 G St., N.E. Washington, DC 20002-4328
0752 0023	0236 G St., N.E.	Steven Seiden Erica H. Seiden 236 G St., N.E. Washington, DC 20002-4328
0752 2003	0200 G St., N.E., Unit: 300	Winfield S. Sealander 111 10 th St., N.E. Washington, DC 20002-6211
0753 0827	0215 G St., N.E.	District of Columbia c/o Ofc Property Management One Judiciary Square, Suite 1100 South 441 Fourth Street, N.W. Washington, DC 20001
0776 0053	0306 H St., N.E.	Steuart Investment Company 5454 Wisconsin Ave., Suite 100 Chevy Chase, MD 20815-6906

<u>Square / Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0777 0853	3 rd St., N.E.	Capitol Place Home Owners c/o Robert A. Foster 771 3 rd St., N.E. Washington, DC 20002-4311
0777 0824	0729 3 rd St., N.E.	Dennis A. Fravel 729 3 rd St., N.E. Washington, DC 20002-4311
0777 0047	0723 3 rd St., N.E.	Doris C. Oloyede 723 3 rd St., N.E. Washington, DC 20002-4311
0777 0884	0725 3 rd St., N.E.	Ernestine H. Wang Chi Wang 8344 Old Dominion Dr. McLean, VA 22102-1311
0777 0087	0303 H St., N.E.	Gerald Yun 13405 Poplar Woods, Ct. Chantilly, VA 20151-2537
0777 0807	0301 H St., N.E.	
0777 0820	H St., N.E.	
0777 0818	N.E.	Gerald Yun 303 H St., N.E. Washington, DC 20002-4333
0777 0844	0769 3 rd St., N.E.	Hillco Investment Corporation P.O. Box 34208 Bethesda, MD 20827-0208
0777 0883	0727 – 0729 3 rd St., N.E.	Justin M. Roth Mel E. Roth 727 3 rd St., N.E. Washington, DC 20002-4311
0777 0046	0721 3 rd St., N.E.	Mario Pena Maria Hidalgo 721 3 rd St., N.E. Washington, DC 20002-4311
0777 0879	0733 3 rd St., N.E.	Mary L. Bunn 733 3 rd St., N.E. Washington, DC 20002-4311
0777 0811	0309 – 0311 H St., N.E.	Richard Boyce Nancy Boyce 611 5 th St., N.E. Washington, DC 20002-5201
0777 0812	H St., N.E.	
0777 0813	0313 H St., N.E.	
0777 0819	N.E.	

<u>Square / Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0777 0845	0771 3 rd St., N.E.	Robert A. Foster 771 3 rd St., N.E. Washington, DC 20002-4311
0777 0045	0719 3 rd St., N.E.	Robert D. Davis, III 719 3 rd St., N.E. Washington, DC 20002-4311
0777 0044	0717 3 rd St., N.E.	Sarah W. Sponner Deryck Sponner 717 3 rd St., N.E. Washington, DC 20002-4311
0777 0870	0731 3 rd St., N.E.	Willie E. Sykes 731 3 rd St., N.E. Washington, DC 20002-4311

3354864_v1

Arc of 200' from Perimeter of Site (Square 752)



Property Maps and data maintained by:
 Government of the District of Columbia
 Office of Tax and Revenue
 941 North Capitol Street, NE
 Washington, D.C. 20002

100 0 100 200 Feet

Prepared on: November 4, 2005

Site and Edge

Arc of 200' from Perimeter of Site (Square 752) Extended Thru Lots Reached

