

G

ZONING COMMISSION
District of Columbia

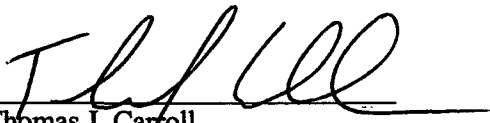
CASE NO. 06-01

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 9, 25-31, 51-53, 800, and 821 in Square 776, 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 December 27, 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

December 27, 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**

Steuart Investment Company and Steuart-H Street, LLC (collectively known as the "Applicant" or "Owner"), hereby give notice of their 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 is located in Northeast and consists of Lots 9, 25-31, 51-53, 800 and 821 in Square 776, including portions of public alleys that transverse the square which the Applicant will request the District government to close. The boundaries of Square 776 are H Street on the south, Eye Street on the north, 3rd Street on the west, and 4th Street on the east. The property consists of approximately 60,870 square feet of land area. The property is located along the north side of H Street, extending north along 3rd Street approximately 228 feet and north along 4th Street approximately 85 feet.

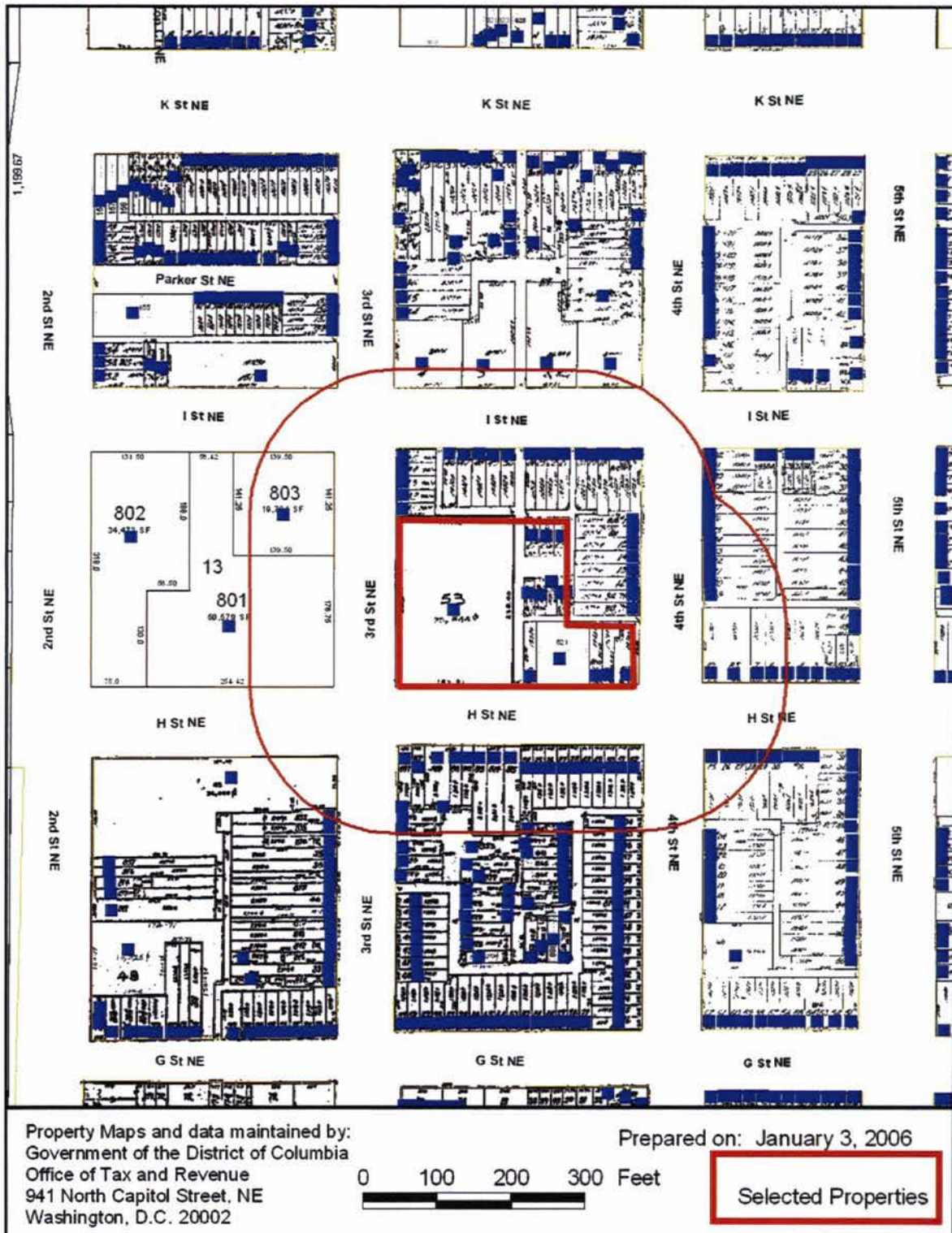
The Applicant intends to construct a new building on the site consisting of approximately 306,724 square feet of gross floor area, or a floor area ratio ("FAR") of approximately 5.04. The building will contain approximately 232 apartment units (4.05 FAR) and a maximum of 60,181 square feet (.99 FAR) of gross floor area devoted to a grocery store and neighborhood serving retail and service uses. The new building will be constructed to a maximum height of 90 feet, with the substantial setbacks above the 69 foot level on all street fronts. There will be approximately 376 parking spaces provided in a below-grade garage accessed from 3rd Street.

The property is currently zoned C-2-A. As part of the H Street Overlay, the Zoning Commission has already proposed to change the zoning on Lots 53, 9, 821, 800, 52, and 51 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 to C-2-B for the remainder of the site.

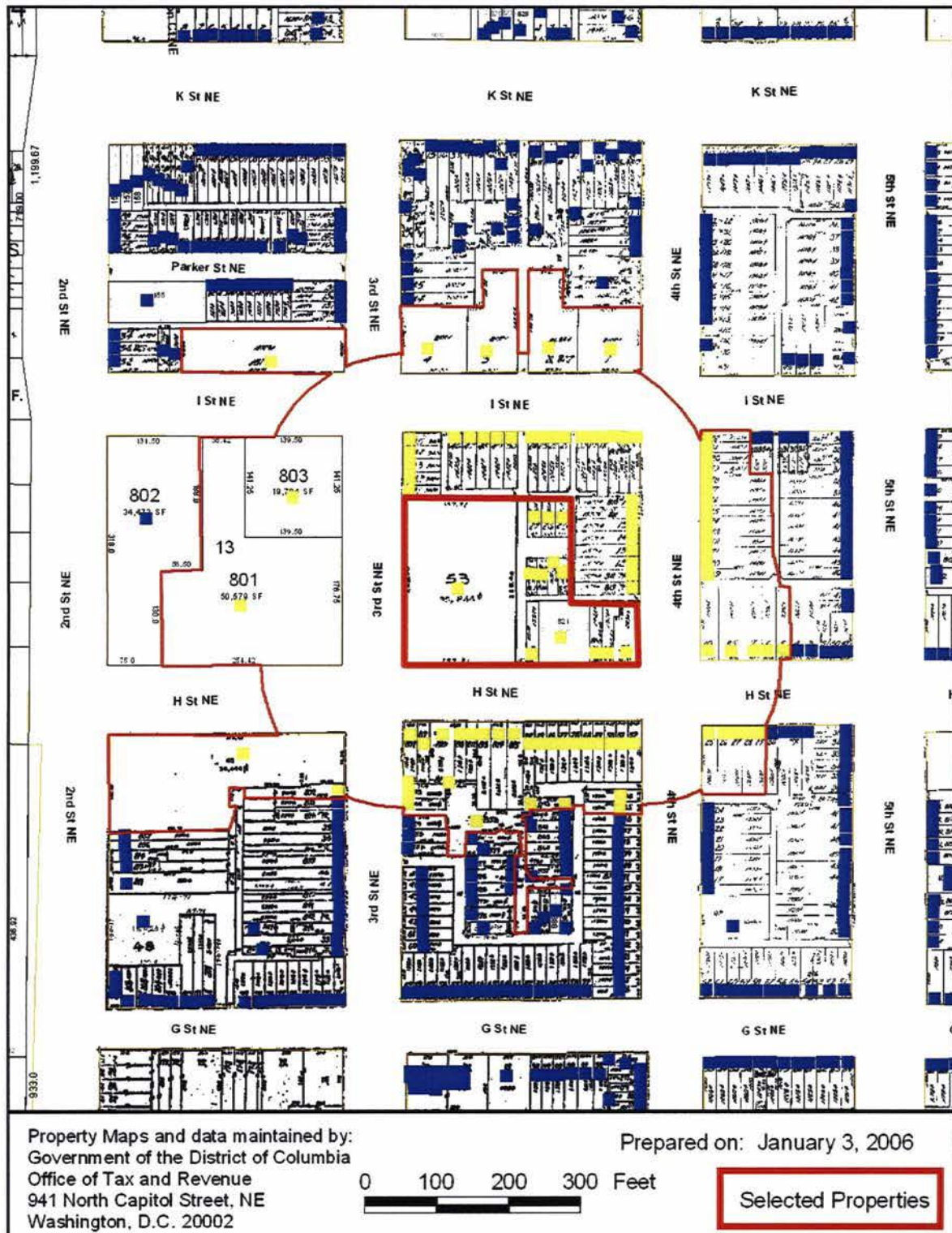
The Applicant for this proposal is the Steuart Investment Company; the architect for the site is Torti Gallas and Partners, Inc.; and the land use counsel is Holland & Knight LLP.

Should you need any additional information regarding the proposed PUD application, please contact Norman Glasgow, Jr. or Thomas Carroll of Holland & Knight LLP at (202) 955-3000.

Arc of 200 Feet from Perimeter of Selected Lots, Square 776



Arc of 200 Feet from Perimeter of Selected Lots, Square 776 -- Extended



Roster of Property Owners 300 Block H Street

<u>Square/Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0750 0151	220 I St NE	220 I Street NE LLC c/o Key Commercial Mtg 911 Main St Ste 1500 Kansas City, MO 64105-5344
0751 0801	225 I St	Abdo H Street LLC 1404 14 th St NW Fl 2 Washington DC 20005-3779
0751 0803	3rd St	Broadway Capitol LLC 80 Broad St 29 th FL New York, NY 10094-0001
0752 0045	0731 - 0733 2nd St NE Unit: C2B	SH Holdings No 777 LLC c/o Louis Dreyfus Property 20 Westport Rd Wilton, Ct 06897-4522
0752 0832	0734 3 rd St NE	Amelia T Arthur 734 3rd St NE Washington, DC 20002-4312
0775 0001 0775 0827	0318 I St NE 0314 I St NE	Broadway I Associates LLC 80 Broad St New York, NY 10004-2209
0775 0003 0775 0004	0901 3rd St NE I St NE	World Vision Properties LLC c/o Key Commercial Mtg 911 Main St Ste 1500 Kansas City, MO 64105-5344
0776 0012	0812 4th St NE	Thomas S Daire 812 4th St NE Washington, DC 20002-4318
0776 0013	0814 4th St NE	Mackie Mccrea & Mae Mccrea 2236 Martin Luther King Jr Hwy Kingtree, SC 29556-6912

<u>Square/Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0776 0014	0816 4th St NE	G J Purdy & M C Purdy 816 4th St NE Washington, DC 20002-4318
0776 0015	0818 4th St NE	Randolph R Fitzgerald 10211 Chautauqua Ave Lanham, MD 20706-2038
0776 0018	NE	John C Formant Real Estate Inc
0776 0019	0327 I St NE	Kelly A Formant
0776 0020	0325 I St NE	225 Pennsylvania Ave SE
0776 0807	I St NE	Washington, DC 20003-1108
0776 0808	I St NE	
0776 0809	I St NE	
0776 0021	0323 I St NE	Johanna Lunsford 323 I St NE Washington, DC 20002-4341
0776 0022	0321 I St NE	Audrey J Thomas 321 I St NE Washington, DC 20002-4341
0776 0023	0319 I St NE	Christopher Sands 319 I St NE Washington, DC 20002-4341
0776 0024	0317 I St NE	Kelvin George 907 Lake Front Dr Bowie, MD 20721-2952
0776 0041	0829 3rd St NE	Aryeh Spero 1 Cornelia Ave Great Neck, NY 11024-1813
0776 0042	0831 3rd St NE	Luvenia E Winston 831 3rd St NE Washington, DC 20002-4313
0776 0043	0833 3rd St NE	Charlie Givens Alice L Givens 833 3rd St NE Washington, DC 20002-4313

<u>Square/Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0776 0044	0835 3rd St NE	David C Kalinowski & Jennifer Goetz 11331 Waples Mill Rd Oakton, VA 22124-2002
0776 0045	0837 3rd St NE	Martha L Creek & Wanda R Gordon 837 3rd St NE Washington, DC 20002-4313
0776 0046	0307 I St NE	Ethel M Stanley 307 I St NE Washington, DC 20002-4341
0776 0047	0309 I St NE	Francisco Barbosa 309 I St NE Washington, DC 20002-4341
0776 0048	0311 I St NE	Dawn Allison Thomas 311 I St NE Washington, DC 20002-4341
0776 0049	0313 I St NE	Roland E Jones & Marion Jones 313 Eye St NE Washington, DC 20002-4341
0776 0810	0822 4th St NE	Kim, James J & Kim Grace 3101 Merrydale Dr Upper Marlboro, MD 20772-7731
0776 0811	0820 4th St NE	Carolyn R McDaniel 820 4th St NE Washington, DC 20002-4318
0776 0812	0810 4th St NE	Panfilo Diaz & Esperanza Diaz 810 4th St NE Washington, DC 20002-4318
0776 0813	0808 4th St NE	Derrick Anderson 601 Indiana Ave NW Washington, DC 20004-2925
0777 0024	0319 H St NE	H St Development Group LLC
0777 0025	0321 H St NE	16703 Cyrus St
0777 0814	0315 H St NE	Gaithersburg, MD 20877-1273
0777 0815	0317 H St NE	

<u>Square/Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0777 0026	0323 H St NE	Fathi & Associates Inc
0777 0027	0325 H St NE	16703 Cyrus St
0777 0028	0327 H St NE	Gaithersburg, MD 20877-1273
0777 0051	0335 H St NE	
0777 0034	0732 4th St NE	Robert O Ryan
		11060 Stonebrook Dr
		Manassas, VA 20112-3086
0777 0035	0730 4th St NE	Todd Davis & Constance H Davis
		730 4th St NE
		Washington, DC 20002-4316
0777 0048	0329 H St NE	Vulture LLC
		471 H St NW
		Washington, DC 20001-2617
0777 0049	0331 H St NE	331 H Street LLC
		c/o James R Galvagna
		7100 Brookville Rd
		Chevy Chase, MD 20815-4062
0777 0050	0333 H St NE	Andrea J Cannon
		12502 Haxall Ct
		Ft Washington, MD 20744-7042
0777 0052	0337 H St NE	Lois A Jones
		337 H St NE
		Washington, DC 20002-4333
0777 0087	0303 H St NE	Gerald Yun
0777 0807	0301 H St NE	13405 Poplar Woods Ct
0777 0820	H St NE	Chantilly, VA 20151-2537
0777 0818	NE	Gerald Yun
		303 H St NE
		Washington, DC 20002-4333
0777 0811	0309 - 0311 H St NE	Richard Boyce & Nancy Boyce
0777 0812	H St NE	611 5 th St NE
0777 0813	0313 H St NE	Washington, DC 20002-5201
0777 0819	NE	

<u>Square/Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0777 0843 0777 0881	0767 3rd St NE 3rd St NE	Susan L Anderson 767 3rd St NE Washington, DC 20002-4311
0777 0844	0769 3rd St NE	Hillco Investment Corporation PO Box 34208 Bethesda, MD 20827-0208
0777 0845	0771 3rd St NE	Robert A Foster 771 3rd St NE Washington, DC 20002-4311
0777 0853	3rd St NE	Capitol Place Home Owners c/o Robert A Foster 771 3rd St NE Washington, DC 20002-4311
0808 0005	0410 H St NE	David Bernhardt 410 H St NE Washington, DC 20002-4336
0808 0006	0408 H St NE	John M Mitchell & Jeanette Mitchell 825 Kentucky Ave SE Washington, DC 20003-3115
0808 0007	0406 H St NE	Jenkins Hill Properties c/o J C Formant Real Est 225 Pennsylvania Ave SE Washington, DC 20003-1108
0808 0010	0400 H St NE	Darryl Pounds 4613 Lambert Pl Alexandria, VA 22311-4959
0808 0069	0813 4th St NE	District of Columbia 801 N Capitol St NE Washington, DC 20002-4202
0808 0070	0815 4th St NE	Frank O Johnson 815 4th St NE Washington, DC 20002-4317

<u>Square/Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0808 0071	0817 4th St NE	Anthony Rivera 817 4th St NE Washington, DC 20002-4317
0808 0072	0819 4th St NE	Roger L Hicks c/o Dominion Bankshares PO Box 291869 Nashville, TN 37229-1869
0808 0073	0821 4th St NE	Jeffrey Johnson 821 4th St NE Washington, DC 20002-4317
0808 0074	0823 4th St NE	US Marketing & Service Company Inc c/o J D Sawyer 10605 Judicial Dr Ste B2 Fairfax, VA 22030-5167
0808 0075	0825 4th St NE	Anthony B Woodard 825 4th St NE Washington, DC 20002-4317
0808 0076	0827 4th St NE	Thomas M. Duffy 1216 10 th St NW Apt 302 Washington DC 20001-4236
0808 0077	0829 4th St NE	Zanney A M Hester 829 4th St NE Washington, DC 20002-4317
0808 0078	0831 4th St NE	Derrick Anderson 831 4th St NE Washington, DC 20002-4317
0808 0079	0833 4th St NE	Vivian W Stewart 833 4th St NE Washington, DC 20002-4317
0808 0080	0835 4th St NE	Leonard Muldrow 835 4th St NE Washington, DC 20002-4317

<u>Square/Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0808 0081	0837 4th St NE	Christopher Hunter 837 4th St NE Washington, DC 20002-4317
0808 0082	0839 4th St NE	Honor Roble & Ida C Green 839 4th St NE Washington, DC 20002-4317
0808 0085	0402 H St NE	John C Formant & Kelly A Formant c/o John C Formant Real Est 225 Pennsylvania Ave SE Washington, DC 20003-1108
0809 0025	0401 H St NE	Howard Mabry 26 O St NW Washington, DC 20001-1259
0809 0026 0809 0028	0403 H St NE 0407 H St NE	Emes LP c/o Stanford Steppa 10042 Chartwell Manor Ct Potomac, MD 20854-5441
0809 0027	0405 H St NE	Sanjay Khanna & Bobina Khanna 9027 Rosewall Ct Springfield, VA 22152-2123
0809 0029	0409 H St NE	Wayne Turner 409 H St NE Washington, DC 20002-4335

3489944_v1

220 I Street NE LLC
c/o Key Commercial Mtg
911 Main St Ste 1500
Kansas City, MO 64105-5344

Abdo H Street LLC
1404 14th St NW Fl 2
Washington DC 20005-3779

Broadway Capitol LLC
80 Broad St 29th FL
New York, NY 10094-0001

SH Holdings No 777 LLC
c/o Louis Dreyfus Property
20 Westport Rd
Wilton, Ct 06897-4522

Amelia T Arthur
734 3rd St NE
Washington, DC 20002-4312

Broadway I Associates LLC
80 Broad St
New York, NY 10004-2209

World Vision Properties LLC
c/o Key Commercial Mtg
911 Main St Ste 1500
Kansas City, MO 64105-5344

Thomas S Daire
812 4th St NE
Washington, DC 20002-4318

Mackie Mccrea & Mae Mccrea
2236 Martin Luther King Jr Hwy
Kingstree, SC 29556-6912

G J Purdy & M C Purdy
816 4th St NE
Washington, DC 20002-4318

Randolph R Fitzgerald
10211 Chautauqua Ave
Lanham, MD 20706-2038

John C Formant Real Estate Inc
Kelly A Formant
225 Pennsylvania Ave SE
Washington, DC 20003-1108

Johanna Lunsford
323 I St NE
Washington, DC 20002-4341

Audrey J Thomas
321 I St NE
Washington, DC 20002-4341



Christopher Sands
319 I St NE
Washington, DC 20002-4341

Kelvin George
907 Lake Front Dr
Bowie, MD 20721-2952

Aryeh Spero
1 Cornelia Ave
Great Neck, NY 11024-1813

Luvenia E Winston
831 3rd St NE
Washington, DC 20002-4313

Charlie Givens
Alice L Givens
833 3rd St NE
Washington, DC 20002-4313

David C Kalinowski & Jennifer Goetz
11331 Waples Mill Rd
Oakton, VA 22124-2002

Martha L Creek & Wanda R Gordon
837 3rd St NE
Washington, DC 20002-4313

Ethel M Stanley
307 I St NE
Washington, DC 20002-4341

Francisco Barbosa
309 I St NE
Washington, DC 20002-4341

Dawn Allison Thomas
311 I St NE
Washington, DC 20002-4341

Roland E Jones & Marion Jones
313 Eye St NE
Washington, DC 20002-4341

Kim, James J & Kim Grace
3101 Merrydale Dr
Upper Marlboro, MD 20772-7731

Carolyn R McDaniel
820 4th St NE
Washington, DC 20002-4318



Panfilo Diaz & Esperanza Diaz
810 4th St NE
Washington, DC 20002-4318

Derrick Anderson
601 Indiana Ave NW
Washington, DC 20004-2925

H St Development Group LLC
16703 Cyrus St
Gaithersburg, MD 20877-1273

Fathi & Associates Inc
16703 Cyrus St
Gaithersburg, MD 20877-1273

Robert O Ryan
11060 Stonebrook Dr
Manassas, VA 20112-3086

Todd Davis & Constance H Davis
730 4th St NE
Washington, DC 20002-4316

Vulture LLC
471 H St NW
Washington, DC 20001-2617

331 H Street LLC
c/o James R Galvagna
7100 Brookville Rd
Chevy Chase, MD 20815-4062

Andrea J Cannon
12502 Haxall Ct
Ft Washington, MD 20744-7042

Lois A Jones
337 H St NE
Washington, DC 20002-4333

Gerald Yun
13405 Poplar Woods Ct
Chantilly, VA 20151-2537

Gerald Yun
303 H St NE
Washington, DC 20002-4333

Richard Boyce & Nancy Boyce
611 5th St NE
Washington, DC 20002-5201

Susan L Anderson
767 3rd St NE
Washington, DC 20002-4311



Hillco Investment Corporation
PO Box 34208
Bethesda, MD 20827-0208

Robert A Foster
771 3rd St NE
Washington, DC 20002-4311

Capitol Place Home Owners
c/o Robert A Foster
771 3rd St NE
Washington, DC 20002-4311

David Bernhardt
410 H St NE
Washington, DC 20002-4336

John M Mitchell & Jeanette Mitchell
825 Kentucky Ave SE
Washington, DC 20003-3115

Jenkins Hill Properties
c/o J C Formant Real Est
225 Pennsylvania Ave SE
Washington, DC 20003-1108

Darryl Pounds
4613 Lambert Pl
Alexandria, VA 22311-4959

District of Columbia
801 N Capitol St NE
Washington, DC 20002-4202

Frank O Johnson
815 4th St NE
Washington, DC 20002-4317

Anthony Rivera
817 4th St NE
Washington, DC 20002-4317

Roger L Hicks
c/o Dominion Bankshares
PO Box 291869
Nashville, TN 37229-1869

Jeffrey Johnson
821 4th St NE
Washington, DC 20002-4317

US Marketing & Service Company Inc
c/o J D Sawyer
10605 Judicial Dr Ste B2
Fairfax, VA 22030-5167

Anthony B Woodard
825 4th St NE
Washington, DC 20002-4317



Thomas M. Duffy
1216 10th St NW Apt 302
Washington DC 20001-4236

Zanney A M Hester
829 4th St NE
Washington, DC 20002-4317

Derrick Anderson
831 4th St NE
Washington, DC 20002-4317

Vivian W Stewart
833 4th St NE
Washington, DC 20002-4317

Leonard Muldrow
835 4th St NE
Washington, DC 20002-4317

Christopher Hunter
837 4th St NE
Washington, DC 20002-4317

Honor Roble & Ida C Green
839 4th St NE
Washington, DC 20002-4317

John C Formant & Kelly A Formant
c/o John C Formant Real Est
225 Pennsylvania Ave SE
Washington, DC 20003-1108

Howard Mabry
26 O St NW
Washington, DC 20001-1259

Emes LP
c/o Stanford Steppa
10042 Chartwell Manor Ct
Potomac, MD 20854-5441

Sanjay Khanna & Bobina Khanna
9027 Rosewall Ct
Springfield, VA 22152-2123

Wayne Turner
409 H St NE
Washington, DC 20002-4335

