

**NOTICE OF INTENT TO FILE ZONING APPLICATION FOR AN AMENDMENT TO  
THE ZONING MAP AND FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT**

Application to the District of Columbia Zoning Commission  
For a Consolidated Planned Unit Development  
March 8, 2007

2200 Pennsylvania Avenue, LLC (the "Applicant"), hereby gives notice of its intent to file application for an amendment to the zoning map and for a consolidated planned unit development (PUD) with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003). The PUD application will be filed with the Zoning Commission in not less than ten (10) days from the date of this notice. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

The property which is the subject of this application is located in the 2300 Block of Pennsylvania Avenue, S.E. (Square 5560, Lots 811, 810, 19, 20, 54, 53 and 802). The project site has a lot area of 29,250 square feet. The site is currently zoned C-2-A and the Applicant proposes that the property be rezoned to C-2-B.

The Applicant proposes to construct a four-story apartment building with neighborhood serving ground floor retail. The apartment building will have a total of 115 units with a mix of efficiency and one, two and three-bedroom apartments. All of the units will meet the requirements for affordable housing. Underground parking will be provided for fifty-seven (57) vehicles. As proposed, the height and density (Floor Area Ratio) of the project will be significantly less than the maximum permitted for a PUD in the C-2-B zone.

If you desire further information about the proposed PUD project, please contact Jacques B. DePuy, Esquire ([jbd@gdllaw.com](mailto:jbd@gdllaw.com)) or John Patrick Brown, Jr., Esquire ([jpb@gdllaw.com](mailto:jpb@gdllaw.com)) at Greenstein DeLorme & Luchs, P.C. at (202) 452-1400.