

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning 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 for Square 2892, Lots 98, 903, 904, 908 and 911 was mailed to the owners of all property within 200 feet of the perimeter of the project site and the Advisory Neighborhood Commission for the area within which the property is located on September 24, 2008, at least ten (10) calendar days prior to the filing of the application for consolidated approval of a Planned Unit Development and Zoning Map Amendment as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7. A copy of the Notice is attached hereto.


Kyrus L. Freeman

9/24/08
Date

September 24, 2008

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

Georgia and Lamont Limited Partnership, a partnership between the Neighborhood Development Company and Mi Casa, Inc., (the "Applicant"), hereby give notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and a 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.* (July 1995)). 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 98, 903, 904, 908 and 911 in Square 2892 (collectively the "Subject Property"). The Subject Property, which also includes a portion of a public alley to be closed, has a total land area of approximately 19,191 square feet and is located at the southwest corner of Georgia Avenue and Lamont Street, N.W. Square 2892 is bounded by Lamont Street, N.W. to the north, Georgia Avenue, N.W. to the east, Kenyon Street, N.W. to the south, and Sherman Avenue, N.W. to the west.

The Subject Property is presently zoned R-4 and GA/C-2-A District. The Applicant is seeking to rezone the Subject Property to the GA/C-2-B District in connection with this application. The requested map amendment is consistent with the Comprehensive Plan's Future Land Use Map designation of the property in that the project is mixed-use and will allow for medium density residential use and ground-floor retail use on the Subject Property.

The Applicant proposes to build a mixed-use development composed of retail and residential uses. The overall project will have an FAR of 4.51, as permitted under the C-2-B PUD requirements, and will include approximately 75,905 square feet of residential uses and 10,560 square feet of retail uses. The building will be constructed to a maximum height of approximately 80 feet and the project will include a total of 29 off-street parking spaces located in a below-grade parking garage.

The applicant for this proposal is Georgia and Lamont Limited Partnership, a partnership between the Neighborhood Development Company and Mi Casa, Inc.; the architect for the project is Grimm & Parker Associates; and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed applications, please contact Kyros L. Freeman of Holland & Knight LLP at (202) 955-3000.

Properties within a 200_ Radius of Square 2892, Lots 903, 98, 904, 908 and 911

<u>SSL</u>	<u>PREMISES ADDRESS</u>	<u>OWNER/ADDRESS</u>
3040 0105	3301 Georgia Ave., NW	Selvyn Wright Eulah Wright 6616 24th Pl. Hyattsville, MD 20782-1712
3040 0106	3303 Georgia Ave., NW	Rosena E. Campbell 3303 Georgia Ave., NW Washington, DC 20010-2512
3040 0107	3305 Georgia Ave., NW	Pauline Y. San Kapa 3305 Georgia Ave., NW Washington, DC 20010-2512
3041 0022	0647 Keefer Pl., NW	Duy D. Nguyen Tracy Duong 647 Keefer Pl., NW Washington, DC 20010-2514
3041 0023	0649 Keefer Pl., NW	Mae F. Wells Mable V. Wells-Moore 649 Keefer Pl., NW Washington, DC 20010-2514
3041 0054	0651 Keefer Pl	Karen R. McLaughlin 651 Keefer Pl., NW Washington, DC 20010-2514
3041 0025	3217 Georgia Ave., NW	Sylvia C. Grant 4606 6th Pl., NE Washington, DC 20017-2205
3041 0026	3219 Georgia Ave., NW	Jacqueline Spruill
3041 0027	3221 Georgia Ave., NW	James Spruill
2892 0114	3220 Georgia Ave., NW	1100 48th St., NE Washington, DC 20019-3924
3041 0028	3223 Georgia Ave., NW	Derrick Price 1318 Webster St., NE Washington, DC 20017-2745

3041	0029	0650 Lamont St., NW	Omega Organization Inc. 3102 Omega Office Park Fairfax, VA 22031-2400
3041	0030	0648 Lamont St., NW	Aletha Davis 648 Lamont St., NW Washington, DC 20010-2519
3041	0031	0646 Lamont St., NW	Harold Holmes Mildred Holmes 646 Lamont St., NW Washington, DC 20010-2519
3042	0028	3211 Georgia Ave., NW	Shedonna M. Carpenter Virgie C. Jones 3211 Georgia Ave., NW Washington, DC 20010-2510
3042	0029	0654 Keefer Pl., NW	McCollough Marjorie C. 6504 7th Pl., NW Washington, DC 20012-2626
3042	0030	0648 Keefer Pl., NW	Adewale S. Adedeji Unit 22-T4 10246 Prince Pl. Upper Marlboro, MD 20774-1219
3042	0031	0646 Keefer Pl., NW	Karen A. Butts 1303 Emerson St., NW Washington, DC 20011-6905
3042	0801	3209 Georgia Ave., NW	Nelson W. Jackson, Jr. R. H. Jackson 1830 Redwood Ter., NW Washington, DC 20012-1023
3042	0807	3205 - 3207 Georgia Ave., NW	3205 Georgia Avenue LLC 3205 Georgia Ave., NW Washington, DC 20010-2510
3042	0809	3203 Georgia Ave., NW	3205 Georgia Avenue LLC 4024 Annandale Rd. Annandale, VA 22003-2534
2892	0036	0729 Kenyon St., NW	David J. Hernandez 729 Kenyon St., NW Washington, DC 20010-1521

2892	0037	0731 Kenyon St., NW	Brandon Sessoms 731 Kenyon St., NW Washington, DC 20010-1521
2892	0047	0748 Lamont St., NW	Beverly Nesby 36 V St., NW Washington, DC 20001-1013
2892	0048	0746 Lamont St., NW	Kay F. Gunn 746 Lamont St., NW Washington, DC 20010-1527
2892	0049	0744 Lamont St., NW	Shirley Mixon 744 Lamont St., NW Washington, DC 20010-1527
2892	0050	0742 Lamont St., NW	Gilbert Augustin Marie Augustin 16905 Harbour Town Dr. Silver Spring, MD 20905-8013
2892	0051	0740 Lamont St., NW	Maria Carrero Silvio Rizzo 740 Lamont St., NW Washington, DC 20010-1527
2892	0052	0738 Lamont St., NW	Richard A. Goodman Corrine M. Fisher 738 Lamont St., NW Washington, DC 20010-1527
2892	0053	0736 Lamont St., NW	Donald Madden 12209 Hollybank Dr. Ft Washington, MD 20744-6219
2892	0116	0732 Lamont St	732 Investors LLC 521 W. 26th St Fl 6 New York, NY 10001-5531
2892	0102	3216 Georgia Ave., NW	3212 Georgia Avenue., NW LLC
2892	0103	3214 Georgia Ave., NW	Alircza Aliaskari
2892	0104	3212 Georgia Ave., NW	2117 Edgeware St. Silver Spring, MD 20905-4216
2892	0105	Georgia Ave., NW	District of Columbia
2892	0806	0709 Kenyon St., NW	1350 Pennsylvania Ave. - Ste. 307 Washington, DC 20004-3003

2892	0113	0715 Kenyon St., NW	Maximiliano A. Sevilla 715 Kenyon St., NW Washington, DC 20010-1521
2892	0804	0705 Kenyon St., NW	Adrienne L. Corder 514 Crittenden St., NW Washington, DC 20011-4743
2892	0805	0707 Kenyon St., NW	Guy E. Streat 707 Kenyon St., NW Washington, DC 20010-1521
2892	0839	0721 Kenyon St., NW	Joel A. Jimenez Melandia E. Amaya 721 Kenyon St., NW Washington, DC 20010-1521
2892	0841	0723 Kenyon St., NW	Carrie L. Fulse Mattie McLean 3429 14th St., NW Washington, DC 20010-3403
2892	0843	0725 Kenyon St., NW	Jose W. Villacorta 725 Kenyon St., NW Washington, DC 20010-1521
2892	0845	0727 Kenyon St., NW	Sylvester Edwards Paulette D. Edwards 727 Kenyon St., NW Washington, DC 20010-1521
2892	0907	0717 Kenyon St., NW	R. H. Kirchiro W. R. Kirchiro 6901 4th St., NW Washington, DC 20012-1903
2892	0909	3200 Georgia Ave., NW	Anthony R. Williams 3200 Georgia Ave., NW Washington, DC 20010-2511
2892	0910	3210 Georgia Ave., NW	Balbir Singh Jaspal Kaur 5663 Caribbean Ct. Haymarket, VA 20169-2558

		3228 Georgia Ave., NW 3226 Georgia Ave., NW 3234 Georgia Ave., NW	3234-3228 Georgia LLC 4110 Kansas Ave., NW Washington, DC 20011-5704
2892	0904	3224 Georgia Ave., NW	3234-3228 Georgia LLC
2892	0908	Lamont St., NW	c/o NDC 4410 Kansas Ave., NW Washington, DC 20011-7224
2892	0865	0714 Lamont St., NW	Jose A. Velasquez Maria E. Velasquez 2513 17th St., NW Washington, DC 20009-2801
2892	0875	3222 Georgia Ave., NW	Jacqueline Spruill Spruill James A. 1100 48th St., NE Washington, DC 20019-3924
2892	0879	3218 Georgia Ave., NW	Dalbert A. Williams Ruby Williams 1860 Redwood Ter., NW Washington, DC 20012-1023
2893	0879	0713 Lamont St., NW	Palace Laundry Inc. c/o Linens of The Week 713 Lamont St., NW Washington, DC 20010-1526
2893	0115	3318 Georgia Ave.	Gerogia Ave. Development, LLC 711 8th St., SE Washington, DC 20003-2802
2893	0828	3300 Georgia Ave., NW	Qing Y. Zheng Johnson Chen 3300 Georgia Ave., NW Washington, DC 20010-2513
2893	0830	3302 Georgia Ave., NW	O. F. Robinson G. H. Robinson 13148 Blackwood Forest Dr. Goldvein, VA 22720-2006
2893	0091	3310 Georgia Ave., NW	Yachefoune Mohamed 3310 Georgia Ave., NW Washington, DC 20010-2513

2893	0092	3308 Georgia Ave., NW	Marion E. Pisner 10718 Douglas Ave. Silver Spring, MD 20902-4756
2893	0093	3306 Georgia Ave., NW	Seong K. Lee 3306 Georgia Ave., NW Washington, DC 20010-2513
2892	0115	0716 Lamont St	Jose Velasquez Maria Machado 716 Lamont St., NW Washington, DC 20010-1527
2892	0861	0718 Lamont St., NW	Williams Dudley, Jr. 724 Webster St., NW Washington, DC 20011-7234
3041	0053	3215 Georgia Ave.	T. and G. Urban Development LLC 651 Keefer Pl., NW Washington, DC 20010-2514
2893	2001-2062	0701 Lamont St	701 Lamont Street Condo Assoc. 701 Lamont St., NW Washington, DC 20010-1526
			Advisory Neighborhood Commission 1A PO Box 73325 Washington, DC 20058

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