

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Consolidated Planned Unit Development for property located at 4611-4615 41st Street, NW (Square 1769, Lots 1 and 2) (the "Site"), was mailed to the owners of all property within 200 feet of the perimeter of the Site and to Advisory Neighborhood Commission 3E on November 2, 2017. The application will be filed no earlier than forty-five (45) calendar days following November 2, 2017, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 300.7.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Site are attached hereto.


Jessica Raabe Bloomfield

11/2/2017
Date

November 2, 2017

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**

Dancing Crab Properties, LLC (the "Applicant") hereby gives 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 Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations (the "Zoning Regulations"). The application will be filed with the Zoning Commission for District of Columbia (the "Zoning Commission") not less than forty-five (45) days from the date of this notice.

This notice is given pursuant to Subtitle Z § 300.7 of the Zoning Regulations. In accordance with Subtitle Z § 300.9, the Applicant is required to make all reasonable efforts to attend a duly noticed meeting of the affected Advisory Neighborhood Commission ("ANC") during the 45-day notice period to discuss the project.

The property that is the subject of this application is located at 4611-4615 41st Street, NW (Square 1769, Lots 1 and 2) (the "Subject Property"). The Subject Property has a land area of approximately 6,855 square feet and is bounded by private property to the north and south, a public alley to the east, and Wisconsin Avenue and 41st Street, NW to the west. The Subject Property is presently zoned MU-4 and the Applicant is seeking to rezone the Subject Property to the MU-5-B District. The requested map amendment is consistent with the policies set forth in the Comprehensive Plan for the Subject Property.

The Applicant proposes to redevelop the Subject Property with a mixed use project containing approximately 41 residential units, approximately 5,500 square feet of ground floor retail and service uses, including eating and drinking establishments, and a rooftop lounge. The Subject Property will be developed with an overall density of approximately 34,275 square feet of gross floor area (5.0 floor area ratio ("FAR")), and a maximum building height of 75 feet.

The applicant for this proposal is Dancing Crab Properties, LLC; the architect for the project is Bonstra Haresign Architects; and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed applications, please contact Kyrus L. Freeman of Holland & Knight LLP at (202) 955-3000.

Wisconsin Owner LLC
140 Q Street, NE
Suite 140B
Washington, DC 20002-2101

Steuart 40th Street, LLC
5454 Wisconsin Avenue
Suite 1600
Chevy Chase, MD 20815-6906

10009 Fields Road, Inc.
9101 River Road
Potomac, MD 20854-4627

Micronet Inc.
PO Box 723597
Atlanta, GA 31139-0597

Uptown Office LLC
1541 Shipsview Road
Annapolis, MD 21409-5726

Jemal's Tower LLC
702 H Street, NW
#400
Washington, DC 20001-3734

4619 41st Street, LLC
4619 41st Street, NW
#300
Washington, DC 20016-1817

Kerry Investments, Inc.
4027 Brandywine Street, NW
Washington, DC 20016-1862

Lynn Realty LLC
4625 41st Street, NW
Washington, DC 20016-1831

Columbia LP
4641 Montgomery Avenue
Suite 200
Bethesda, MD 20814-3428

Lois-Wisconsin Avenue LLC
1 CVS Drive
Woonsocket, RI 02895-6146

Pedas Tenley LLC
4018 Brandywine Street, NW
Washington, DC 20016-1844

Evening News Associates
4100 Wisconsin Avenue, NW
Washington, DC 20016-2810

Advisory Neighborhood Commission 3E
c/o Lisner Home
5425 Western Avenue, NW
Suite 219
Washington, DC 20015

Greg Ehrhardt
Commissioner, ANC 3E01
4515 Yuma Street, NW
Washington, DC 20016