NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission
For a Planned Unit Development and An
Amendment to the Zoning Map of the District of Columbia

May 14, 2003

4600 Brandywine Associates, LLC ("**Applicant**"), hereby gives notice of its intent to file an application for a Planned Unit Development ("**PUD**") and amendment to the Zoning Map of the District of Columbia. This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (July 1995, as amended). The application will be filed with the Zoning Commission not less than ten (10) days from this date. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application is located on Lots 817 and 820 in Square 1732, ("**Subject Property**") known as 4600 – 4614 Wisconsin Avenue, N.W. The Subject Property consists of approximately 12,661 square feet of land area has frontage along Wisconsin Avenue and Brandywine Street and is currently occupied by Babe's Billiards and an adjacent building that includes a dry cleaners and a small office. The Subject Property is located in the C-2-A Zone District.

The proposed PUD will allow for the construction of a new 42 unit residential building with ground floor retail along the Wisconsin Avenue frontage. One parking space will be provided for each residential unit and will be accessed from Brandywine Street. The residential lobby of the project will also be located on Brandywine Street. The map amendment will request to rezone the Subject Property from the C-2-A Zone District to the C-2-B Zone District.

ZONING COMMISSION
District of Columbia
CASE NO.03-27
EXHIBIT NO.7C

The total gross floor area included in the proposed PUD is approximately 63,300 square feet of gross floor area for a total Floor Area Ratio ("**FAR**") of approximately 5.0. The Building will have a height of approximately 65 feet.

The Applicant has made presentations to Advisory Neighborhood Commissions 3E and 3F, and numerous members of the neighboring communities. The Applicant will continue to keep the community informed of any refinements to the project throughout the development process.

The Applicant is represented by Anthony Harrigan and Nick Principe; the architects are members of Cunningham + Quill Architects; the transportation consultant is Wells & Associates; and the land use counsel is Shaw Pittman. If you require additional information regarding the proposed PUD and Map Amendment application, please contact John Epting (202) 663-8879, or Paul Tummonds (202) 663-8873.

Document #: 1323612 v.1