

EXHIBIT C

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Modification with Hearing for a property that includes Lots 840, 843, and part of 834 in Square 398 (collectively, the "Site") was mailed to the owners of all property within 200 feet of the perimeter of the Property on June 24, 2024. The application will be filed no earlier than forty-five (45) calendar days following June 24, 2024, 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 Property are attached hereto.

A handwritten signature in black ink, appearing to read "Brandice Elliott", is written above a horizontal line.

By: Brandice Elliott

Date: June 24, 2024

June 24, 2024

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission for a
Modification of Significance of Planned Unit Development**

899 Lodging Group LLC (the “Applicant”) hereby gives notice of its intent to file an application for a Modification of Significance of a Planned Unit Development (“PUD”) (Order No. 07-26) with the District of Columbia Zoning Commission (“Commission”) under Subtitle Z, Section 704 of the District of Columbia Zoning Regulations (the “Zoning Regulations”). As part of the Modification of Significance, the Applicant requests special exception relief from the penthouse setback requirement of Subtitle C § 1504.1(a) for an elevator overrun and a new rooftop structure pursuant to Subtitle C § 1506.1 and Subtitle X § 901.2, and a special exception to allow an eating and drinking establishment in the penthouse pursuant to Subtitle C § 1501.1(d) and Subtitle X § 901.2. The application will be filed with 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 and 304.5 of the Zoning Regulations. In accordance with Subtitle Z §§ 300.9 and 304.6, the Applicant is required to make all reasonable efforts to attend a duly noticed meeting of the affected Advisory Neighborhood Commission 2G during the 45-day notice period to discuss the application.

The property included in the application consists of Lot 7006 in Square 398 (the “Property”). The Property’s address is 899 O Street, NW. The Property is generally bounded by P Street, NW to the north; 8th Street, NW to the east; O Street, NW to the south; and 9th Street, NW to the west. The Property is located in the Shaw neighborhood of Ward 2, and is within the boundaries of ANC 2G02.

The Property is presently zoned MU-4. The Applicant is seeking a Modification of Significance to the PUD to allow for the installation of an elevator overrun, the construction of a new elevator lobby, and the conversion of existing penthouse space into an eating and drinking establishment. The purpose of the MU-4 zone is to permit moderate-density mixed-use development. See 11-G DCMR § 101.9.

This notice is given pursuant to 11-Z DCMR § 304.5 which requires written notice to be sent to the affected Advisory Neighborhood Commission (“ANC”) and to owners of all property within 200 feet of the perimeter of the property involved in a proposed PUD and Zoning Map amendment.

Should you need additional information regarding the proposed PUD and Zoning Map amendment application, please contact Brandice Elliott of Holland & Knight LLP at (202) 955-3000.



- Subject Property
- Radius
- Ownership Lots
- - - Condo Lots
- DC Squares
- ANC Boundary

MyTax DC Radius Map Request

Subject Property ID: 0398 7006



DC Office of Tax and Revenue
Real Property Assessment Division
Maps and Titles Assessment Roll
Geographic Information Systems

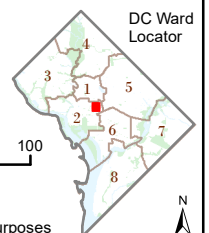


1:1,200

0 100
Feet

Print Date: 5/31/2024

For general planning purposes



ROSENBERG, YVONNE J
1336 9TH ST NW
WASHINGTON DC 20001-4208

1330 SEVENTH STREET LIMITED
875 HOLLINS ST STE 202
BALTIMORE MD 21201-1252

BLACK STONE 15TH LLC
5929 SW HAMILTON ST
PORTLAND OR 97221-1231

ROSENBERG, YVONNE J
1336 9TH ST NW
WASHINGTON DC 20001-4208

LIN, BAI A
903 O ST NW
WASHINGTON DC 20001-4227

RAHYAB LARI TRUSTEE
908 O ST NW
WASHINGTON DC 20001-4228

ROSENBERG, YVONNE J
1336 9TH ST NW
WASHINGTON DC 20001-4208

SIOZIOS, GEORGIA
15613 THISTLEBRIDGE DR
ROCKVILLE MD 20853-3223

WANG, CHARLET
3922 INGOMAR ST NW
WASHINGTON DC 20015-1916

MOLLALIGAN, FESSHA
4009 WINTERSWEET CT
ROCKVILLE MD 20853-3230

KWOCK, WEN Z
907 O ST NW
WASHINGTON DC 20001-4227

CHUNG, ERIC Y
904 O ST NW
WASHINGTON DC 20001-4228

MOLLALIGAN, FESSHA
4009 WINTERSWEET CT
ROCKVILLE MD 20853-3230

ELWOOD, ROBERT M
3274 HARNESS CREEK RD
ANNAPOLIS MD 21403-1616

MOGES GEBREMARIAM TRUSTEE
4227 BUCKSKIN WOOD DR
ELLCOTT CITY MD 21042-1217

XABIER, MIMI G
4009 WINTERSWEET CT
ROCKVILLE MD 20853-3230

OGBEBOR, THEOPHILUS
911 O ST NW
WASHINGTON DC 20001-4227

LO, WIN L
1332 9TH ST NW
WASHINGTON DC 20001-4208

MOLLALIGAN, FESSHA
4009 WINTERSWEET CT
ROCKVILLE MD 20853-3230

GERARD W ITTIG TRUST
1420 9TH ST NW
WASHINGTON DC 20001-3344

FITZGIBBON, MARY A
PO BOX 3817
CROFTON MD 21114-3817

XABIER, MIMI G
4009 WINTERSWEET CT
ROCKVILLE MD 20853-3230

KALIFA, YIMAJI
1618 7TH ST NW
WASHINGTON DC 20001-3204

MOSLEY, SAMUEL W
PO BOX 15316
WASHINGTON DC 20003-0316

XABIER, MIMI G
4009 WINTERSWEET CT
ROCKVILLE MD 20853-3230

ASFAHA, NIGIST
1642 N CURSON AVE
LOS ANGELES CA 90046-2806

1426 9TH STREET LLC
1627 K ST NW # LL
WASHINGTON DC 20006-1702

MOLLALIGAN, FESSHA
4009 WINTERSWEET CT
ROCKVILLE MD 20853-3230

KHARAG HOLDING LLC
729 7TH AVE FL 2
NEW YORK NY 10019-6899

1418 9TH STREET NW LLC
1618 7TH ST NW
WASHINGTON DC 20001-3212



CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

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WASHINGTON DC 20016-2805

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O CONDO LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O CONDO LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O CONDO LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O CONDO LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

LIHTC SENIOR HOUSING LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITY MARKET AT O SH LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

W-G PERLA RETAIL,LLC
PO BOX 34778
CHARLOTTE NC 28234-4778

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

SALAMIDO, HOLLY K
810 O ST NW APT 201
WASHINGTON DC 20001-5693

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

FITHIAN, JOHN
810 O ST NW APT 202
WASHINGTON DC 20001-5693

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITYMARKET AT O CONDO LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

ASHOK GARG TRUSTEE
810 O ST NW APT 203
WASHINGTON DC 20001-5693

CITYMARKET AT O EAST AND WEST LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

CITY MARKET HOTEL DEVELOPMENT LLC
11410 COMMON OAKS DR
RALEIGH NC 27614-7002

CHINZORIG, ALEX
810 O ST NW APT 204
WASHINGTON DC 20001-5693

ROBINSON, DELONTE C
810 O ST NW # 205
WASHINGTON DC 20001-5693

FUJIMOTO, KYOKO
810 O ST NW APT 306
WASHINGTON DC 20001-5723

MATHIS, CARLOS D
810 O ST NW APT 407
WASHINGTON DC 20001-5696

MCLAMB, JASMINE
810 O ST NW APT 206
WASHINGTON DC 20001-5693

SMITH, BARBARA A

LIHAN, SARAH
810 O ST NW # 408
WASHINGTON DC 20001-5387

SNYDER, TIMOTHY K
810 O ST NW APT 207
WASHINGTON DC 20001-5693

MALAFIS, CHRISTOPHER J
810 O ST NW # 308
WASHINGTON DC 20001-5387

LOCSIN, JOEL B
810 O ST NW APT 409
WASHINGTON DC 20001-5696

GELLER, SARAH R
810 O ST NW APT 208
WASHINGTON DC 20001-5693

ETIM, JOSHUA
810 O ST NW # 309
WASHINGTON DC 20001-5723

GIRALDO, CAMILA M
810 O ST NW APT 501
WASHINGTON DC 20001-5696

BLENZ, PAUL J
810 O ST NW APT 209
WASHINGTON DC 20001-5693

KOVARIK, JOSEPH
60 MEADE DR SW # 401
LEESBURG VA 20175-5813

BEEBE, DEBORAH S
810 O ST NW APT 502
WASHINGTON DC 20001-5696

HOWARD, ALEXANDRA E
810 O ST NW APT 301
WASHINGTON DC 20001-5694

SHAW, KELLY A
810 O ST NW APT 402
WASHINGTON DC 20001-5723

BRYAN, LOUISE
4314 IROQUOIS AVE
NASHVILLE TN 37205-3857

DUPREE, DAVID
810 O ST NW APT 302
WASHINGTON DC 20001-5694

SCHULKIN, NICHOLAS O
810 O ST NW APT 403
WASHINGTON DC 20001-5696

LIANG, ZHONGYAN
810 O ST NW APT 504
WASHINGTON DC 20001-5696

AGUILA CALVA PROPERTIES LLC
810 O ST NW # 303
WASHINGTON DC 20001-5694

JOSHUA LEE SAVEY CO-TRUSTEE
810 O ST NW APT 404
WASHINGTON DC 20001-5696

LENROW, ANNE K
810 O ST NW # 505
WASHINGTON DC 20001-5696

KEDIR, IMAN
810 O ST NW # 304
WASHINGTON DC 20001-5694

ENSOR, ROSS G
810 O ST NW # 405
WASHINGTON DC 20001-5696

OCHINKO, WALTER S
810 O ST NW APT 506
WASHINGTON DC 20001-5696

BARBER, TIMOTHY
810 O ST NW # 305
WASHINGTON DC 20001-5387

ENRIQUEZ, HIRAM
810 O ST NW APT 406
WASHINGTON DC 20001-5696

KADING, JOSHUA

LEVY, SARAH E
810 O ST NW # 508
WASHINGTON DC 20001-5387

AMOA, AURORA O
810 O ST NW APT 609
WASHINGTON DC 20001-5697

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

ALLEN, GARY L
810 O ST NW APT 509
WASHINGTON DC 20001-5697

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

THOMPSON, DAVID A
810 O ST NW # 802
WASHINGTON DC 20001-5699

KUCKUCK, JEFFREY W
810 O ST NW APT 601
WASHINGTON DC 20001-5697

COHEN, ERIC S
810 O ST NW
WASHINGTON DC 20001-4212

HARVEY, JOHN P
810 O ST NW # 803
WASHINGTON DC 20001-5387

SPITZ, REBECCA G
810 O ST NW APT 602
WASHINGTON DC 20001-5697

WANG, CHUNG-HSIANG

GLICKFIELD, SHANA R
2030 8TH ST NW # 209
WASHINGTON DC 20001-3009

MINAKAWA, NAOKO
810 O ST NW APT 603
WASHINGTON DC 20001-5697

FARHANDI, MARYAM

TSE, KA HEI
810 O ST NW # 805
WASHINGTON DC 20001-5387

PHELPS, KATHRYN A
810 O ST NW # 604
WASHINGTON DC 20001-5697

THE SHUSTER FAMILY TRUST
810 O ST NW # 705
WASHINGTON DC 20001-5387

MAIN, CHRISTIANA L
810 O ST NW APT 807
WASHINGTON DC 20001-5699

PAYTON, RENEE A
810 O ST NW # 605
WASHINGTON DC 20001-5697

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

MARKLEY, EVAN C
810 O ST NW # 808
WASHINGTON DC 20001-5387

GABBETA, ABHINAV
810 O ST NW APT 606
WASHINGTON DC 20001-5697

JANE GERMANO TRUSTEE
810 O ST NW
WASHINGTON DC 20001-4212

MOLGAARD, ERIN
810 O ST NW APT 809
WASHINGTON DC 20001-5699

RAMALINGAM, VIDHYA
810 O ST NW APT 607
WASHINGTON DC 20001-5697

KEZHENEVA, ZAURESH
810 O ST NW # 708
WASHINGTON DC 20001-5387

INGRAM, JOHN R
810 O ST NW # 901
WASHINGTON DC 20001-5387

LIU, JONATHAN D
810 O ST NW APT 203
WASHINGTON DC 20001-5693

SUBRAMANYAM, AMBIKA
810 O ST NW # 709
WASHINGTON DC 20001-5698

AHRENS, CHRISTOPHER J
810 O ST NW # 902
WASHINGTON DC 20001-5699



JOHN G FINTLAND TRUSTEE
PO BOX 80759
RANCHO SANTA MARGARITA CA

SMITH, BARBARA A
810 O ST NW APT 307
WASHINGTON DC 20001-5723

ASHOK GARG TRUSTEE
810 O ST NW APT 203
WASHINGTON DC 20001-5693

MCPHERSON, FRANK
810 O ST NW # 904
WASHINGTON DC 20001-5699

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

MINAKAWA, NAOKO
810 O ST NW APT 603
WASHINGTON DC 20001-5697

GLICKFIELD, SHANA R
2030 8TH ST NW # 209
WASHINGTON DC 20001-3009

FARHANDI, MARYAM
810 O ST NW APT 704
WASHINGTON DC 20001-5698

JOHN G FINTLAND TRUSTEE
PO BOX 80759
RANCHO SANTA MARGARITA CA

LIHAN, SARAH
810 O ST NW # 408
WASHINGTON DC 20001-5387

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

INGRAM, JOHN R
810 O ST NW # 901
WASHINGTON DC 20001-5387

HARVEY, JOHN P
810 O ST NW # 803
WASHINGTON DC 20001-5387

KUCKUCK, JEFFREY W
810 O ST NW APT 601
WASHINGTON DC 20001-5697

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

FITHIAN, JOHN
810 O ST NW APT 202
WASHINGTON DC 20001-5693

ENRIQUEZ, HIRAM
810 O ST NW APT 406
WASHINGTON DC 20001-5696

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

FUJIMOTO, KYOKO
810 O ST NW APT 306
WASHINGTON DC 20001-5723

THOMPSON, DAVID A
810 O ST NW APT 802
WASHINGTON DC 20001-5699

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

BARBER, TIMOTHY
810 O ST NW # 305
WASHINGTON DC 20001-5387

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

SPITZ, REBECCA G
810 O ST NW APT 602
WASHINGTON DC 20001-5697

AMOAH, AURORA O
810 O ST NW APT 609
WASHINGTON DC 20001-5697

WANG, CHUNG-HSIANG
810 O ST NW APT 703
WASHINGTON DC 20001-5697

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

PHELPS, KATHRYN A
810 O ST NW # 604
WASHINGTON DC 20001-5697

PAYTON, RENEE A
810 O ST NW # 605
WASHINGTON DC 20001-5697

BLENZ, PAUL J
810 O ST NW APT 209
WASHINGTON DC 20001-5693



RAMALINGAM, VIDHYA
810 O ST NW APT 607
WASHINGTON DC 20001-5697

OCHINKO, WALTER S
810 O ST NW APT 506
WASHINGTON DC 20001-5696

SHAW, KELLY A
810 O ST NW APT 402
WASHINGTON DC 20001-5723

GABBETA, ABHINAV
810 O ST NW APT 606
WASHINGTON DC 20001-5697

SCHULKIN, NICHOLAS O
810 O ST NW APT 403
WASHINGTON DC 20001-5696

TSE, KA H
810 O ST NW APT 805
WASHINGTON DC 20001-5699

ALLEN, GARY L
810 O ST NW APT 509
WASHINGTON DC 20001-5697

LOCSIN, JOEL B
810 O ST NW APT 409
WASHINGTON DC 20001-5696

COHEN, ERIC S
810 O ST NW APT 702
WASHINGTON DC 20001-5697

ALLEN, GARY L
810 O ST NW
WASHINGTON DC 20001-4212

JOSHUA LEE SAVEY CO-TRUSTEE
810 O ST NW APT 404
WASHINGTON DC 20001-5696

COHEN, ERIC S
810 O ST NW APT 702
WASHINGTON DC 20001-5697

SALAMIDO, HOLLY K
810 O ST NW APT 201
WASHINGTON DC 20001-5693

SNYDER, TIMOTHY K
810 O ST NW APT 207
WASHINGTON DC 20001-5693

DUPREE, DAVID
810 O ST NW APT 302
WASHINGTON DC 20001-5694

KADING, JOSHUA
810 O ST NW APT 507
WASHINGTON DC 20001-5696

AHRENS, CHRISTOPHER J
810 O ST NW # 902
WASHINGTON DC 20001-5699

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

HOWARD, ALEXANDRA E
810 O ST NW APT 301
WASHINGTON DC 20001-5694

MAIN, CHRISTIANA L
810 O ST NW APT 807
WASHINGTON DC 20001-5699

KOVARIK, JOSEPH
60 MEADE LN
ENGLEWOOD CO 80113-6024

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

BEEBE, DEBORAH S
810 O ST NW APT 502
WASHINGTON DC 20001-5696

SHUSTER, ALLISON
810 O ST NW APT 705
WASHINGTON DC 20001-5698

MOLGAARD, ERIN
810 O ST NW APT 809
WASHINGTON DC 20001-5699

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

JANE GERMANO TRUSTEE
810 O ST NW
WASHINGTON DC 20001-4212

GIRALDO, CAMILA M
810 O ST NW APT 501
WASHINGTON DC 20001-5696

W-G 9TH & O, LLC
1805 7TH ST NW STE 800
WASHINGTON DC 20001-3287

KOVARIK, JOSEPH
60 MEADE LN
ENGLEWOOD CO 80113-6024

SHUSTER, ALLISON
810 O ST NW APT 705
WASHINGTON DC 20001-5698

1336 8TH STREET ADU LLC
PO BOX 3530
RESTON VA 20195-1530

JANE GERMANO TRUSTEE
810 O ST NW
WASHINGTON DC 20001-4212

1336 8TH STREET RESIDENTIAL LLC
PO BOX 3530
RESTON VA 20195-1530

1336 8TH STREET GARAGE LLC
PO BOX 3530
RESTON VA 20195-1530

1400 9TH STREET LLC
1208 9TH ST NW
WASHINGTON DC 20001-4202

1336 8TH STREET PARISH HALL LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

ISTEL, SARAH A
1328 8TH ST NW # TH1
WASHINGTON DC 20001-4206

1336 8TH STREET RESIDENTIAL LLC
PO BOX 3530
RESTON VA 20195-1530

FELTS, JOHN P
1330 8TH ST NW
WASHINGTON DC 20001-4206

1336 8TH STREET RESIDENTIAL LLC
PO BOX 3530
RESTON VA 20195-1530

HARDCASTLE, ELIZABETH K
1332 8TH ST NW # TH3
WASHINGTON DC 20001-4206

1336 8TH STREET RETAIL LLC
PO BOX 3530
RESTON VA 20195-1530

1336 8TH STREET TOWNS LLC
3939 WISCONSIN AVE NW # 100
WASHINGTON DC 20016-2805

1336 8TH STREET GARAGE LLC
PO BOX 3530
RESTON VA 20195-1530

COLLINS, BRIAN D
1000 1ST ST SE APT 1411
WASHINGTON DC 20003-4934

1336 8TH STREET ADU LLC
PO BOX 3530
RESTON VA 20195-1530

Advisory Neighborhood Commission 2G
PO Box 26181
Washington, DC 20001-9997

1336 8TH STREET ADU LLC
PO BOX 3530
RESTON VA 20195-1530

Commissioner Alexander Padro
ANC Commissioner SMD2G02
1519 8th Street, NW
Washington, DC 20001

