

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that on September 6, 2024 a copy of the attached Notice of Intent to File a Zoning Application for a Consolidated PUD and related Amendment to the Zoning Map was sent via first-class mail on behalf of 901 Monroe Street, LLC (the “**Applicant**”) to Advisory Neighborhood Commission 5B (the “**ANC**”) and to owners of property within 200 feet of the perimeter of the property that is the subject of this application, as required by the Zoning Regulations of the District of Columbia. *See* 11-Z DCMR §§ 300.7, 300.8, and 300.11(e).

In addition, on September 20, 2024, the Applicant sent a letter to ANC 4B and to all owners of property within 200 feet of the perimeter of the property that is the subject of this application making them aware of upcoming ANC 5B meetings regarding the application. A copy of that letter is also attached.

In connection with the project that is the subject of this application for a consolidated PUD and related Amendment to the Zoning Map, the Applicant made a presentation to ANC 5B at their regularly scheduled public meeting on October 16, 2024.



Paul Tummonds
Attorney for the Applicant
November 4, 2024

NOTICE OF INTENT TO FILE A ZONING APPLICATION TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION
FOR APPROVAL OF A CONSOLIDATED PLANNED UNIT DEVELOPMENT AND
RELATED ZONING MAP AMENDMENT

September 6, 2024

901 Monroe Street, LLC (the “Applicant”) hereby provides its notice of intent to file an application for the approval of a consolidated Planned Unit Development and related amendment to the Zoning Map (“PUD”) for the property commonly known as 901 Monroe Street, NE, Lot 23 in Square 3829 (the “Property”).

The Subject Property is bounded by Monroe Street, NE to the north, 10th Street, NE to the east, Lawrence Street, NE to the south and 9th Street, NE. to the west. The Subject Property includes the entire frontage along the south side of Monroe Street between 9th and 10th Streets, NE. The Property consists of approximately 60,000 square feet of land area and is currently vacant. The Property is currently in the MU-3A and R-2 Zone Districts and the Applicant proposes to pursue a related Zoning Map amendment to the MU-5B Zone District for the Property. The Property is located in a Medium-Density Residential/Moderate-Density Commercial area as designated on the Comprehensive Plan’s Future Land Use Map (“FLUM”). The Property is also located in a Neighborhood Conservation Area on the Comprehensive Plan’s Generalized Policy Map.

The PUD application proposes to redevelop the Property with a new multi-family residential building including approximately 230 apartments (the “Project”). Approximately 49 of the apartments will be 2 and 3-bedroom units, and the Project will reserve 15% of the total residential gross floor area as Inclusionary Zoning (“IZ”) units. The Project will be constructed to a maximum building height of approximately 75 feet, will include approximately 252,000 square feet of total gross floor area, and a Floor Area Ratio (“FAR”) of approximately 4.2. Approximately 58 vehicular parking spaces will be provided. Ample bike parking and loading facilities will be provided on the Property. The Project will be setback from all street frontages and will allow for the widening of the existing public alley in the Square which provides access to the existing rowhomes on 10th Street, NE. Additional public benefits and other amenities associated with the Project will be developed as the PUD application proceeds.

Notice is hereby provided pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations. Pursuant to Section 300.9, the Applicant and its development team will present the Project to Advisory Neighborhood Commission 5A in the near future, and the Applicant is available to discuss the proposed development with all interested and affected groups and individuals. The forthcoming application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations, not less than forty-five (45) days from the date of this Notice.

The Project’s architect is Maurice Walters Architect. Land use counsel for the Applicant is Goulston & Storrs. If you require additional information regarding the Project please contact Paul Tummonds (202-721-1157). In addition, an email account (901monroe@horningdc.com) has been established that can be used to ask questions of the Applicant.

**UPCOMING MEETINGS RELATED TO THE FILING OF A
CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED
ZONING MAP AMENDMENT – 901 MONROE STREET, NE**

September 20, 2024

On September 6, 2024, 901 Monroe Street, LLC (the “Applicant”) mailed a notice of intent to file an application for the approval of a consolidated Planned Unit Development and related amendment to the Zoning Map (“PUD”) for the property commonly known as 901 Monroe Street, NE, Lot 23 in Square 3829 (the “Property”), in accordance with Subtitle Z, Section 300.7 of the Zoning Regulations.

Pursuant to Subtitle Z, Section 300.9 of the Zoning Regulations, the Applicant and its development team will make a presentation regarding the PUD to Advisory Neighborhood Commission 5B (the affected ANC) at the following dates and times:

- ANC 5B04 Meeting – September 25, 2024, at 6:30 pm at the Brooks Mansion (901 Newton Street, NE)
- ANC 5B Regularly Monthly Meeting – October 16, 2024, at 7:00 pm (virtual)

As noted in the September 6, 2024, Notice of Intent, the Applicant is available to discuss the proposed development with all interested and affected groups and individuals. If you require additional information regarding the PUD please contact Paul Tummonds (202-721-1157). In addition, an email account (901monroe@hormingdc.com) has been established that can be used to ask questions of the Applicant.