

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application (“Application”) for a Modification with Hearing to a Second-Stage Planned Unit Development (“PUD”) was mailed to Advisory Neighborhood Commission (“ANC”) 6D, Tiber Island Condominium, Tiber Island Cooperative Homes, Gangplank Slipholders Association, 525 Water Street Condominium Association, the owners of all property within 200 feet of the perimeter of the subject property, and the tenant within the structure involved in the application, on April 4, 2025, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 300.7. A copy of the notice is attached.

Pursuant to Subtitle Z, Section 300.9, the Application was presented to ANC 6D on May 19, 2025. The Application has also been discussed with representatives of the Office of Planning regarding the matter. In response to feedback received through these discussions and presentations, the Application has been revised to clarify the relief being sought and the representatives of the applicant have continued to engage members of ANC 6D regarding issues and concerns that have been expressed regarding the PUD.

The applicant will continue to consider and address comments from the community and agencies.

_____/s/_____
David M. Avitabile

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
MODIFICATION OF A SECOND-STAGE PLANNED UNIT DEVELOPMENT

April 4, 2025

Wharf Phase 3 Condo Owners LLC (“**Applicant**”) gives notice of its intent to file an application for modification of a second-stage planned unit development (“**PUD**”) for property known as Lot 1008 in Square 473 (“**Property**”).

The Property consists of approximately 1,634 square feet of land area and is located within the portion of the Wharf known as “M Street Landing.” M Street Landing is one of the Wharf’s large open spaces designed with a series of curvilinear landscaped and hardscaped areas intended to support both passive and active uses. M Street Landing was constructed pursuant to Z.C. Order No. 11-03J(1) (“**Second-Stage PUD Order**”), which was issued by the Zoning Commission in 2018. The Amaris, a residential condominium with ground-floor retail use, is located immediately to the north of the Property. The Property was rezoned to the C-3-C Zone District pursuant to a PUD-related Map Amendment approved in Z.C. Order No. 11-03 (“**First-Stage PUD Order**”); such zone is now known as the MU-9B Zone District.

The Applicant proposes a modification to the approved second-stage PUD (“**Modification**”) to authorize the completion and occupancy of an eating and drinking pavilion (“**Pavilion**”) that has been constructed on the Property.¹ The Pavilion is intended to accommodate a food & beverage establishment that is associated with the restaurant located across Wharf Street within the ground floor of the Amaris. The Pavilion consists of an oval pergola supported by aluminum posts with motorized wood-finished overhead roof louvers and roll-up side shades. The Modification will authorize the operable louvers and shades, which allow for the enclosure of the bar and seating space within the establishment during inclement weather and when not in use.

Pursuant to Subtitle Z, Section 300.9 of the Zoning Regulations, the Applicant will request an opportunity to present the Modification to Advisory Neighborhood Commission 6D (“**ANC 6D**”) in the near future. The Applicant is also available to discuss the proposed development with all interested and affected groups and individuals.

This Application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 and Subtitle Z, Chapters 3 and 7 of the District of Columbia Zoning Regulations, 11 DCMR, not less than forty-five days from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed modification, please contact David Avitabile at Goulston & Storrs at 202-721-1137 or davitabile@goulstonstorrs.com.

¹ The Commission previously considered a request to approve the Pavilion through a modification without hearing and directed the Applicant to file the request under the modification with hearing process.