

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 (“PUD”) and a Zoning Map amendment for property located at 2419 25th Street, SE (Square 5740, Lot 337) (the “Property”) was mailed to the owners of all property within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commission 8B on February 12, 2020. The application will be filed no earlier than forty-five (45) calendar days following February 12, 2020, 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.


Jessica Raabe Bloomfield

2/12/2020
Date

February 12, 2020

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**

Wagner, 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 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 during the 45-day notice period to discuss the project.

The property that is the subject of this application is located at 2419 25th Street, SE (Square 5740, Lot 337) (the “Subject Property”). The Subject Property has a land area of approximately 19,601 square feet and is bounded by Wagner Street, SE to the north, 25th Street, SE to the east, and private property to the south and west. The Subject Property is presently zoned R-3 and the Applicant is seeking to rezone the Subject Property to the RA-2 zone. The requested Zoning 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 new residential building containing between 49 and 70 residential units, all of which will be dedicated to affordable housing. The building will have approximately 50,805 square feet of total gross floor area (2.592 FAR) and a maximum building height of 60 feet.

The applicant for this proposal is Wagner, LLC; the architect for the project is Torti Gallas + Partners; and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed application, please contact Kyrus L. Freeman of Holland & Knight LLP at (202) 955-3000.

DISTRICT OF COLUMBIA
2000 14TH ST NW
WASHINGTON, DC 20009-4487

VIVIAN V AIKEN
2357 25TH ST SE
WASHINGTON, DC 20020-3405

LEONARD LEE WATSON JR.
2437 WAGNER STREET SE
WASHINGTON, DC 20020

WAGNER LLC
8120 WOODMONT AVE STE 160
BETHESDA, MD 20814-2757

LAVERNE R HINES
2429 WAGNER ST SE
WASHINGTON, DC 20020-3457

CHARLES H. WILSON
1808 MORRIS ROAD SE
WASHINGTON, DC 20020

YODIT GULELAT
2431 25TH ST SE
WASHINGTON, DC 20020-3467

MICHAEL A BAKER
2431 WAGNER ST SE
WASHINGTON, DC 20020-3457

SHIRLEY DUPREE
3105 NASH PL SE
WASHINGTON, DC 20020-3642

J B SHILLINGS
2433 WAGNER ST SE
WASHINGTON, DC 20020-3457

US BANK TRUST NA
3630 PEACHTREE RD NE STE 1500
ATLANTA, GA 30326-1598

DOROTHY E NELMS
2435 WAGNER ST SE
WASHINGTON, DC 20020-3457

WAGNER GAINESVILLE LP
1330 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20036-6350

LEONARD L WATSON
2437 WAGNER ST SE
WASHINGTON, DC 20020-3457

DAVID H THIBODEAU
2425 WAGNER ST SE
WASHINGTON, DC 20020-3457

CLYDE SPRINGFIELD
2404 SKYLAND PL SE
WASHINGTON, DC 20020-3413

POTOMAC ELECTRIC POWER
701 9TH ST NW
WASHINGTON, DC 20068-0001

2425 25TH STREET SE LLC
6300 WILSHIRE BLVD STE 1800
LOS ANGELES, CA 90048-5236

MATTHEW DIXON
2351 25TH ST SE
WASHINGTON, DC 20020-3405

Miller 2419 25th
72972215v1