

To: Advisory Neighborhood Commission 6B
Owners of All Property Within 200 Feet of the Perimeter of
the Property
Interested Organizations

**NOTICE OF INTENT TO FILE A PLANNED UNIT DEVELOPMENT
APPLICATION PURSUANT TO SECTION 2402.3 OF THE
ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA**

June 6, 2006

This is to inform you that on or after June 16, 2006, Comstock Homes of Washington, Inc. ("Comstock") intends to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and a related Zoning Map amendment with the Zoning Commission of the District of Columbia.

The property involved in this PUD application is a 42,629 square foot parcel of land (0.9786 acres) on the southern side of the 1700-block of East Capitol Street, S.E., consisting of lots 51 through 55 in Square 1096 (the "subject property"). The subject property is improved with a row of vacant and boarded-up two-story apartment buildings that contain eighty-one (81) units. The subject property is zoned R-4.

The proposed PUD development calls for the consolidation of the five record lots comprising the subject property into a single lot of record and the development of a four-story condominium apartment building containing approximately 140 units. The unit types will include efficiencies, one-bedroom and two-bedroom units. The PUD application will request a map amendment rezoning the subject property to R-5-B which, under the PUD standards at §§ 2405.1 and 2405.2 of the Zoning Regulations, will permit the construction of a sixty-foot (60') building, having a 60% lot occupancy and an allowable Floor Area Ratio (FAR) of 3.0.

The parking requirement for the R-5-B zoning district is one off-street parking space for every two dwelling units, or 70 parking spaces. Comstock intends to provide underground parking for approximately 110 vehicles, which is 57% more parking than required under the Zoning Regulations.

Comstock proposes to provide 11 condominium units affordable to persons with incomes equal to 80% of the Annual Median Income for the Washington Statistical Metropolitan Area

ZONING COMMISSION
District of Columbia
CASE NO.06-34
EXHIBIT NO.1C

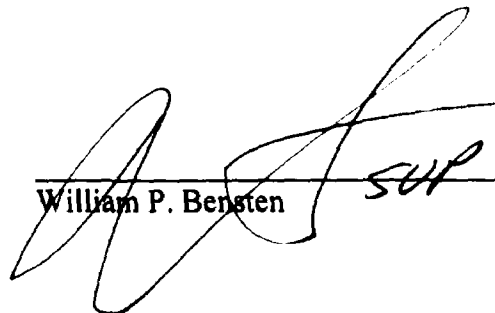
as part of the PUD process. This number of affordable units amounts to approximately 8% of the Gross Floor Area of the project when adjusted for the common area core factor.

In the PUD application, Comstock intends to request certain variances and waivers in order to complete its multifamily development on the subject property, including: (1) a variance from the R-5-BB lot occupancy limit of 60%, (2) a variance from the rear yard requirement, (3) a variance from the required number, size and location of loading berths and spaces, and (4) a waiver of the minimum area requirement for a PUD in the R-5-B district.

Comstock has employed PGN Architects, PLLC (architecture), AMT, Inc. (civil engineering and landscaping) and Gorove Slade (transportation) in the design, planning and execution of the PUD. Comstock is willing to meet with any interested citizens or civic organizations to discuss this project. Anyone wishing to discuss the project or desiring further information may contact Mark Beckett with Comstock at (703) 883-1700, ext. 110.

Certificate of Notice of Intent

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Consolidated Planned Unit Development and Map Amendment for Lots 51 through 55 in Square 1096 was mailed to Advisory Neighborhood Commission 6B and to owners of all property within 200 feet of the perimeter of the project site on June 6, 2006, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7 – 2406.10.


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