

**CERTIFICATE OF NOTICE**

I HEREBY CERTIFY that a copy of the Notice of Intent to file an application for approval of a consolidated planned unit development (“PUD”) and related map amendment by The Warrenton (the "Applicant") was mailed by U.S. mail to Advisory Neighborhood Commission (“ANC”) 7C and to all owners of all property within 200 feet of the perimeter of the subject property on August 14, 2017, as required by the Zoning Regulations of the District of Columbia, 11-Z DCMR § 300.2. A copy of the notice is attached.



By: \_\_\_\_\_

Leila M. Jackson Batties

**August 14, 2017**

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the District of Columbia Zoning Commission for  
Approval of a Consolidated Planned Unit Development and Related Map Amendment**

The Warrenton Group (the "Applicant") hereby gives notice of its intent to file an application for approval of a consolidated planned unit development ("PUD") and related map amendment under Subtitle X, Chapter 3 of the 2016 District of Columbia Zoning Regulations (the "2016 Regulations"). The application will be filed with the Zoning Commission for District of Columbia (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 2016 Regulations.

The subject property consists of approximately 2 acres located at the northwest corner of the intersection of Nannie Helen Burroughs and Division Avenues, NE, and which is more particularly described as 5197, Lots 64, 65 and 73 (the "Property"). The Property is within the boundaries of ANC 7C-01 and is zoned MU-3. The Applicant will seek to rezone the Property to the MU-4 Zone District. The Property is designated Low Density Commercial/Moderate Density Residential on the Comprehensive Plan Future Land Use Map.

The Applicant proposes to rezone the Property to the MU-4 Zone district and redevelop it as mixed used development on two parcels. Parcel 1 will be improved with a building containing approximately 10,000 square feet of retail; 170,600 square feet of residential generating approximately 151 units; and approximately 143 parking spaces. The building height will be 65 feet and the density will be 3.47 floor area ratio ("FAR"). Parcel 2 will be improved with a building containing approximately 6,000 square feet of retail; 39,000 square feet residential generating approximately 32 units; and approximately 3 parking spaces. The building height will be 63 feet and the density will be 3.32 FAR.

Of the 183 units proposed for the development, 61 will be replacement units for the Lincoln Heights and Richardson Dwellings residential communities in accordance with *The Lincoln Heights and Richardson Dwellings New Communities Initiative Revitalization Plan*. The remainder of the units will be a mix of units reserved for households not exceeding 60% of the median family income ("MFI") and market rate units.

The architect for the project is Torti Gallas Urban; the civil engineer for the project is Wiles Mensch; and the land use and zoning counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application, please contact Leila Batties, Esq. of Holland & Knight at (202) 955-3000.

DEANWOOD HILLS LLC  
575 SOUTH CHARLES STREET  
SUITE 140  
BALTIMORE, MD 21201-2477

UNITED CAPITOL CORPORATION  
P. O. BOX 32232  
WASHINGTON, D.C. 20007-0532

D. J. DELANDRO  
5119 NANNIE HELEN BURROUGHS AVE.  
WASHINGTON, D.C. 20019-5510

DISTRICT OF COLUMBIA  
801 NORTH CAPITOL STREET, N.E.  
WASHINGTON, D.C. 20002-4202

JOSE STRICKLAND  
732 51<sup>ST</sup> STREET, N.E.  
WASHINGTON, D.C. 20019-5504

LOLITHA GIVENS  
1483 CHAIN BRIDGE ROAD  
SUITE 103  
MCLEAN, VA 22101-5703

WASHINGTON METROPOLITAN  
5110 NANNIE HELEN BURROUGHS  
WASHINGTON, D.C. 20019-5509

SC HOLDINGS VO LLC  
2000 MASSACHUSETTS AVENUE, N.W.  
WASHINGTON, D.C. 20036-1002

WILLIAM H. CAPERS, SR. AND DAISY M.  
CAPERS  
6709 VALLEY PARK ROAD  
CAPITOL HEIGHTS, MD 20743-2468

SARGENT MEMORIAL PRESBYTERIAN  
CHURCH  
5109 NANNIE HELEN BURROUGHS AVE.  
WASHINGTON, D.C. 20019-5510

700 AND 704 51<sup>ST</sup> STREET NE LLE  
2419 EVARTS STREET, N.E.  
WASHINGTON, D.C. 20018-2102

TABERNACLE BAPTIST CHURCH  
719 DIVISION AVENUE, N.E.  
WASHINGTON, D.C. 20019-5569

WORSLEY ENTERPRISES INC.  
P.O. BOC 29100  
WASHINGTON, D.C. 20017-0100

HOLY CHURCH ON THE ROCK INC.  
707 DIVISION AVENUE, N.E.  
WASHINGTON, D.C. 20019-5514

HOLY CHRISTIAN MISSIONARY BAPTIST  
CHURCH  
5110 NANNIE HELEN BURROUGHS AVE.  
WASHINGTON, D.C. 20019-5509

RAYMOND ONLEY  
701 DIVISION AVENUE, N.E.  
WASHINGTON, D.C. 20019-5514

MICHAEL WATSON  
726 51<sup>ST</sup> STREET, N.E.  
WASHINGTON, D.C. 20019-5504

GAHC WASHINGTON DC SNF LLC  
18191 VON KARMAN AVENUE  
SUITE 300  
IRVINE, CA 92612-7106

MICHAEL WATSON  
724 51<sup>ST</sup> STREET, N.E.  
WASHINGTON, D.C. 20019-5504

VINCENT W. CLAYTOR  
2423 ARTESIAN LANE  
BOWIE, MD 20716-3803

LARRY K. JOHN-TOUSSAINT  
5100 HAYES STREET, N.E.  
WASHINGTON, D.C. 20019-5554

ALBERT F. PEARSON  
801 51<sup>ST</sup> STREET, N.E.  
WASHINGTON, D.C. 20019-5544

SHIRLEY J. PRICE  
5102 HAYES STREET, N.E.  
WASHINGTON, D.C. 20019-5554

PMG NEW JERSEY LLC  
2359 RESEARCH COURT  
WOODBIDGE, VA 22192-4632

ADVISORY NEIGHBORHOOD  
COMMISSION 7C  
4651 NANNIE HELEN BURROUGHS  
AVENUE, N.E. – SUITE #2  
WASHINGTON, D.C. 20019