

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File an Application for a Zoning Map amendment for 1925 Vermont Avenue NW (Square 361, Lot 827) was mailed to Advisory Neighborhood Commission 1B and the owners of all property within 200 feet of the perimeter of the subject property on October 30, 2017, at least 45 calendar days prior to the filing of this application, as required by the Zoning Regulations of the District of Columbia, 11-Z DCMR § 304.5.

A copy of the notice is attached hereto.

/s/
Cary Kadlecek

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
AN AMENDMENT TO THE ZONING MAP

October 30, 2017

Community Three Development, LLC (“Applicant”) gives notice of its intent to file an amendment to the Zoning Map (“Amendment”) for the property currently owned by the District of Columbia known as 1925 Vermont Avenue NW (Square 361, Lot 827) (“Property”). The Property is located mid-block on the west side of Vermont Avenue NW and is in the Shaw neighborhood of Ward 1.

The Property that is the subject of this application contains approximately 37,926 square feet of land area. The Property is located in the Mixed-Use Moderate Density Residential / Moderate Density Commercial land use category on the Future Land Use Map (“FLUM”) of the District of Columbia Comprehensive Plan. The Property is currently located in the RF-1 Zone District. Through the Amendment, the Applicant seeks to rezone the Property to the ARTS-2 Zone District to be consistent with the FLUM and the zoning classification of adjacent properties.

The Property is currently improved with a three-story school building (the former Grimke School), rear gymnasium, and surface parking. The Applicant intends to renovate the school building to include museum, cultural, and office space and to construct a rear addition containing multi-family housing (“Project”). The proposed ARTS-2 zone will allow for this mix of uses.

Pursuant to Subtitle Z § 304.6 of the Zoning Regulations, the Applicant will make all reasonable efforts to present the Amendment to Advisory Neighborhood Commission (“ANC”) 1B at one of its regularly-scheduled meetings.

This application will be filed with the District of Columbia Zoning Commission pursuant to Subtitle X, Chapter 5 of the Zoning Regulations at least forty-five (45) days after the date of this notice, which is given pursuant to Subtitle Z § 304.5 of the Zoning Regulations. The land use counsel is Goulston & Storrs, PC. If you require additional information regarding this proposed Amendment application, please contact Cary Kadlecek, Esq. (202-721-1113).