

# Tab C

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 and Map Amendment for the property located at 1 Hawaii Avenue NE (Parcel 0124/0077) (the "Property") was mailed to the owners of all property within 200 feet of the perimeter of the Property and to Advisory Neighborhood Commission 5A on October 19, 2018. The application will be filed no earlier than forty-five (45) calendar days following October 19, 2018, as required by the Zoning Regulations under Subtitle Z § 300.7.

A copy of the Notice of Intent to File and a list of property owners within 200 feet of the Property are attached hereto.



Eric J. DeBear

12/21/2018

Date

October 19, 2018

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

**Application to the District of Columbia Zoning Commission  
For Consolidated Approval of a Planned United Development and Zoning Map  
Amendment**

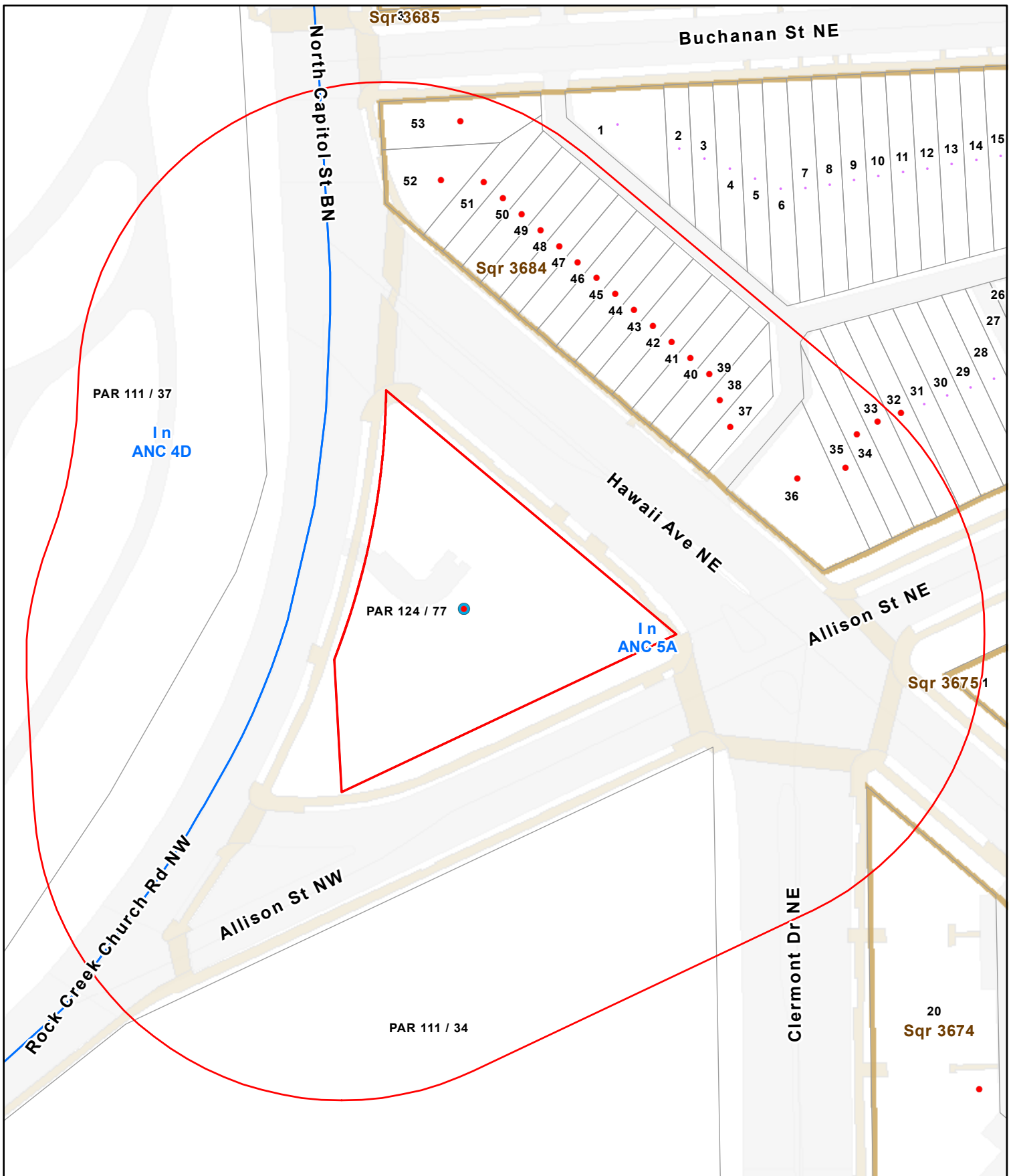
Wesley Hawaii LLC (the “Applicant”) hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development (“PUD”) and a Zoning Map Amendment with the District of Columbia Zoning Commission (the “Zoning Commission”) under Subtitle X, Chapter 3 of the 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 (“ANC”) during the 45-day notice period to discuss the project. The Applicant is also available to discuss the proposal with all interested and affected groups and individuals.

The property that is the subject of this application is located at 1 Hawaii Avenue NE (Parcel 124/77) (the “Property”). The Property has a land area of 26,400 square feet and is an “island” bound by Hawaii Avenue NE to the east, Rock Creek Church Road NE to the west, and Allison Street NE to the south. The Property is currently zoned RA-1, and the Applicant is seeking to rezone the Property to the RA-2 zone district. The requested PUD and map amendment are consistent with the policies set forth in the Comprehensive Plan for the Property.

The Applicant proposes to redevelop the Property with a residential apartment building that has between 75 and 85 dwelling units. All of the residential units will be affordable based on the Department of Housing and Community Development’s guidelines. The Applicant’s proposed development would have approximately 68,000 square feet of gross floor area, with a maximum floor-area-ratio of 2.59. The Applicant’s proposed development will have a stepped building height to a maximum of 60 feet plus a mechanical penthouse. The proposed development will also have an internal parking garage with access from Allison Street NE that will have approximately 14 parking spaces.

The Applicant for this proposal is Wesley Hawaii LLC; the architect for the project is Bonstra Haresign Architect; and land use counsel is Cozen O’Connor. Should you need any additional information regarding the proposed application, please contact Meridith H. Moldenhauer at Cozen O’Connor at (202) 747-0763.



**Subject Property ID(s):**  
**PAR 01240077**

- Subject Property
- Radius
- Ownership Lots
- DC Squares
- ANC Boundary

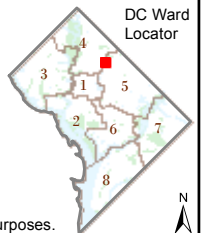
\*\*\* DC Office of Tax and Revenue  
 OTR Real Property Assessment Division  
 GIS Geographic Information Systems

1:1,000

0 50  
 Feet

Print Date: 10/16/2018

For general planning purposes.



DC Ward  
 Locator



UNITED STATES OF AMERICA

INA KLINE  
32 HAWAII AVE NE  
WASHINGTON, DC 20011-4905

RAYMOND ANTHONY TAYLOR LLC  
12 HAWAII AVE NE  
WASHINGTON, DC 20011-4905

WESLEY HAWAII LLC  
5515 CHEROKEE AVE STE 200  
ALEXANDRIA, VA 22312-2309

SHARON CARSER-BROWN  
30 HAWAII AVE NE  
WASHINGTON, DC 20011-4905

CRAIG VAN TINE  
75 HUNTINGTON CT  
HAMBURG, NY 14075-5244

CLERMONT APARTMENTS LLC  
4800 MONTGOMERY LN FL 10  
BETHESDA, MD 20814-3472

R S CARTER  
28 HAWAII AVE NE  
WASHINGTON, DC 20011-4905

LISA J BOND  
8 HAWAII AVE NE  
WASHINGTON, DC 20011-4905

LILY HABTOM  
36 HAWAII AVE NE  
WASHINGTON, DC 20011-4984

DIANE B WIMS  
26 HAWAII AVE NE  
WASHINGTON, DC 20011-4905

ANN J JOHNSON  
6 HAWAII AVE NE  
WASHINGTON, DC 20011-4905

JEANETTE T YOUNG  
52 ALLISON ST NE  
WASHINGTON, DC 20011-6736

CHRISTOPHER JIMENEZ  
21316 EMERALD DR  
GERMANTOWN, MD 20876-5941

TIJUANA SAWAK  
4561 N CAPITOL ST NE  
WASHINGTON, DC 20011-6721

CLEOVUS DUNCAN  
50 ALLISON ST NE  
WASHINGTON, DC 20011-6736

NICHOLAS SCHIEBER  
22 HAWAII AVE NE  
WASHINGTON, DC 20011-4905

COLLEEN S VIVORI  
4563 N CAPITOL ST NE  
WASHINGTON, DC 20011-6721

LINDA M BROWN  
48 ALLISON ST NE  
WASHINGTON, DC 20011-6736

DAOUD EMAM  
20 HAWAII AVE NE  
WASHINGTON, DC 20011-4905

ROCK CREEK PARISH CEMETERY  
WEBSTER AND ROCK CK CH RD NW  
WASHINGTON, DC 20011

SAMUELP INGRAM  
46 ALLISON ST NE  
WASHINGTON, DC 20011-6736

DARLENE BOOKER  
18 HAWAII AVE NE  
WASHINGTON, DC 20011-4905

PAULA A EVERETT  
44 ALLISON ST NE  
WASHINGTON, DC 20011-6736

JOE S DICKENS  
16 HAWAII AVE NE  
WASHINGTON, DC 20011-4905

HELEN L ROBINSON  
5204 GALVESTON RD PH  
LANHAM, MD 20706-2059

MARIO TURCIOS  
14 HAWAII AVE NE  
WASHINGTON, DC 20011-4905