

EXHIBIT G

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Zoning Map Amendment for the Good Hope Road LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 8A and to the owners of all property within 200 feet of the perimeter of the subject property, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 304.5.

The Applicant met with the Office of Planning regarding the subject property and the Map Amendment on September 22, 2022. The Applicant also presented to ANC 8A on December 5, 2023, as required by 11-Z DCMR § 304.6. The Applicant has engaged extensively and will continue to engage current residents regarding the proposed Zoning Map amendment to ensure community voices are part of the application.

/s/ Lawrence Ferris
Lawrence Ferris

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**APPLICATION TO THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
FOR A ZONING MAP AMENDMENT**

August 31, 2023

Good Hope Road LLC (the “**Applicant**”) gives notice of its intent to file an application for an amendment to the Zoning Map (the “**Application**”) to rezone the property located at 1603 Good Hope Road, SE (Lot 1015 in Square 5765) (“**Property**”). The Applicant is the current owner of the Property.

The Property is located in Ward 8 and is bounded by Good Hope Road on the north, 16th Street on the west, a 16-foot public alley on the south, and private property on the east. The Property contains approximately 10,248 square feet of land area. The Property is improved with a vacant one-story building and accessory parking that was most recently used as a laundromat. The Property is currently located in the MU-4 zone district.

The Property is in an area designated for Moderate Density Commercial development on the Comprehensive Plan Future Land Use Map (“**FLUM**”), and in an area designated as Main Street Mixed Use Corridor on the Comprehensive Plan Generalized Policy Map (“**GPM**”). As described in the Comprehensive Plan Framework Element (“**Framework Element**”), areas designated on the FLUM for Moderate Density Commercial development range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Density within these areas typically range between 2.5 FAR - 4.0 FAR¹, with greater density possible when complying with Inclusionary Zoning (“**IZ**”) or when approved through a Planned Unit Development.²

In connection with the Application, the Applicant proposes to rezone the Property to the MU-7A zone district, which is expressly identified in the Framework Element as being appropriate for areas designated for on the FLUM for Moderate Density Commercial development. The MU-7A zone district permits a maximum building height of 65 feet (not including penthouse) and a maximum density of 4.0 FAR (4.8 FAR with IZ), of which no more than 1.0 FAR may be devoted to non-residential use. The MU-7A zone district permits a maximum residential lot occupancy of 75% (80% with IZ).³

The Property is located within the Anacostia Historic District. Additionally, the Property is located within Advisory Neighborhood Commission (“**ANC**”) 8A. As required under the Zoning

¹ Floor Area Ratio (“FAR”) is the ratio of the total square footages of a building to the area of its lot, as measured in accordance with Subtitle B, Section 303 of the Zoning Regulations, which stipulates that FAR is calculated by dividing the total “gross floor area” of all buildings on a lot by the area of that lot. The Zoning Regulations defined “gross floor area” as “the sum of the gross horizontal areas of all floors of all buildings on a lot, measured from the exterior faces of exterior walls and from the center line of walls separating two (2) buildings. Additional information is available at <https://handbook.dcoz.dc.gov/#rules>

² Additional information on the Comprehensive Plan – District Elements, including the FLUM and GPM is available at <https://planning.dc.gov/comprehensive-plan>

³ Additional information on the development standards of the MU-7A zone is available at <https://dcgis.maps.arcgis.com/apps/dashboards/a934d4aef30c4c489bf869f2203bf59c#Zone=MU-7A.MU-7B>

Regulations, the Applicant will contact ANC 8A and request to present the Application prior to filing the Application with the Zoning Commission. The Applicant is available to discuss the proposed development with all interested groups and individuals.

The Application will be filed with the Zoning Commission under Subtitle X, Chapter 5 of the Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended).

This Notice is being provided pursuant to Subtitle Z, Section 304.5 of the Zoning Regulations, which requires the Applicant to serve a written notice of intent to file the Application on ANC 8A, owners of all property within 200 feet of the perimeter of the Property, and each lessee having a lease with the Applicant for all or part of any building located on the Property, at least 45 days prior to filing the Application (not including any days that fall within the month of August). In the case of a property containing a residential condominium or cooperative with 25 or more dwelling units, this Notice may be provided to the board of directors of the condominium association or cooperative that represents all the owners of dwelling units within that condominium or cooperative.

If you require additional information regarding the Application please contact Jeffrey Utz, Director, Goulston & Storrs at 202-721-1132 or jutz@goulstonstorrs.com.

NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200 FEET IN ALL DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE APPLICATION

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
5606	49	1925 16TH ST SE	BEHM, WANDA J & BEHM, ROBERT L 31275 KEIFERS RIDGE RD LOCUST GROVE VA 22508-2536
5606	50	1927 16TH ST SE	NEWMAN, PEARL & NEWMAN, DAVID 1927 16TH ST SE WASHINGTON DC 20020-4870
5611	11	1616 GOOD HOPE RD SE	LEINER, DAVID 4409 HARRISON ST NW WASHINGTON DC 20015-2107
5611	12	1616 GOOD HOPE RD SE	PHILLIPS, CYNTHIA F 1614 GOOD HOPE RD SE WASHINGTON DC 20020-4706
5611	42	1921 17TH ST SE	MATTHEWS OTIS L 1921 17TH ST SE WASHINGTON DC 20020-4703
5611	53	1628 GOOD HOPE RD SE	CONGRESSIONAL 1628 GOOD HOPE LLC 7117 MEADOW ST WARRENTON VA 20187-7158
5611	54	1626 GOOD HOPE RD SE	LETIA INVESTMENT INC 7320 LONGBRANCH DR NEW CARROLLTON MD 20784-3642
5611	55	1624 GOOD HOPE RD SE	STEFRON LLC 2316 32ND ST SE WASHINGTON DC 20020-1436
5611	56	1622 GOOD HOPE RD SE	ASIF, FATIMA 1622 GOOD HOPE RD SE WASHINGTON DC 20020
5611	57	1620 GOOD HOPE RD SE	NIKOLOW, DAVID 1620 GOOD HOPE RD SE WASHINGTON DC 20020-4706
5766	844	1935 16TH ST SE	

5611	58	1618 GOOD HOPE RD SE	MOHAMMED, ABDE & HABIB, RIYADH M 1618 GOOD HOPE RD SE WASHINGTON DC 20020-4706
5611	62	1640 GOOD HOPE RD SE	BREAD FOR THE CITY INC 1525 7TH ST NW WASHINGTON DC 20001-3201
5611	803	1600 GOOD HOPE RD SE	1600 GOOD HOPE LLC 25391 PLEASANT VALLEY RD CHANTILLY VA 20152-1343
5611	805	1917 17TH ST SE	SAUCER, SHIRLEY J & SAUCER, LESTER 5605 LEON ST SUITLAND MD 20746-4590
5611	808	1920 16TH ST SE	GETHERS, CAROLYN & TRAWICK, JAMAL R 1920 16TH ST SE WASHINGTON DC 20020-4871
5611	811	1924 16TH ST SE	GITTENS, VONDA K & HUMBERTO GITTENS PO BOX 2218 UPPR MARLBORO MD 20773-2218
5611	812	1922 16TH ST SE	EARLEY, CHRISTOPHER E 1922 16TH ST SE WASHINGTON DC 20020-4871
5765	868	1626 U ST SE	TRACI LYNN JOHNSON TRUSTEE 1626 U ST SE WASHINGTON DC 20020-4831
5765	869	1624 U ST SE	WILLIAMS, JADE C 1624 U ST SE WASHINGTON DC 20020-4831
5765	871	1622U ST SE	NGUYEN, ANDREW C 1622 U ST SE WASHINGTON DC 20020-4831
5765	872	1620 U ST SE	JONES, NIKKI J 1620 U ST SE WASHINGTON DC 20020-4831
5765	873	U ST SE	CUDE, PHEBE B UNKNOWN ADDRESS

5765	874	1618 U ST SE	ANDERSON, JESSICA & MCKENZIE, BRIAN 1618 U ST SE WASHINGTON DC 20020-4831
5765	875	1616 U ST SE	BRASFIELD, BETHANY & BRASFIELD, BETHANY 1616 U ST SE WASHINGTON DC 20020-4831
5765	876	1612 U ST SE	HENRY, JOANN P 1110 FIDLER LN # 816 SILVER SPRING MD 20910-3452
5765	877	1610 U ST SE	MARSHALL, CHANTE & MARSHALL, ANDRACOS 1200 PORT ECHO LN BOWIE MD 20716-1842
5765	878	1606 U ST SE	WILSON, CALVIN J 4415M NICOLE DR # A LANHAM MD 20706-4352
5765	879	1604 U ST SE	PATRICK GEORGE O'KEEFE TRUSTEE 1604 U ST SE WASHINGTON DC 20020-4831
5765	881	1602 U ST SE	CAIN, DELORES & CAIN, DAVID A 1602 U ST SE WASHINGTON DC 20020-4831
5765	1016	1649 GOOD HOPE RD SE	UNITED PLANNING ORGANIZATION C/O EXECUTIVE SUITE 301 RHODE ISLAND AVE NW WASHINGTON DC 20001-1826
5765	1019	1605 GOOD HOPE RD SE	HELIN INVESTMENT LLC
5765	1020	1607 GOOD HOPE RD SE	721 ELLSWORTH AVE GREAT FALLS VA 22066-2930
5765	1021	1628 U ST SE	MCGEE, EMILY & MCGEE, DANIEL J 1628 U ST SE WASHINGTON DC 20020-4831
5765	1022	1600 U ST SE	CLARKE, VICTORIA A 1600 U ST SE WASHINGTON DC 20020-4831

5766	810	1941 16TH ST SE	MB SPI RESIDENTIAL LLC 3401 8TH ST NE WASHINGTON DC 20017-1747
5766	812	1524 U ST SE	JOHNSON, JAMALL J 1524 U ST SE WASHINGTON DC 20020-4808
5766	813	1522 U ST SE	OSER, JEFFREY L 1522 U ST SE WASHINGTON DC 20020-4808
5766	838	1521 GOOD HOPE RD SE	SUH, B R 3901 FRANCONIA RD ALEXANDRIA VA 22310-2133
5766	842	1520 U ST SE	LEE, ARTHUR
5766	1014	1526 U ST SE	1526 U ST SE WASHINGTON DC 20020-4808
5766	987	1534 U ST SE	MOSHI, ARISTOTLE 1534 U ST SE WASHINGTON DC 20020-4808
5766	988	1530 U ST SE	RICHARDSON, LUBELL & RICHARDSON, GARRETT 1530 U ST SE WASHINGTON DC 20020-4808
5766	1016	1525 GOOD HOPE RD SE	1525 GHR LLC 1418 GOOD HOPE RD SE WASHINGTON DC 20020-5615
5777	541	1603 U ST SE	CHAVIOUS, KRISTAN 3830 LIGHTFOOT ST # 226 CHANTILLY VA 20151-3018
5777	542	1601 U ST SE	MANGHAM, RANDAL 1601 U ST SE WASHINGTON DC 20020-4830
5777	811	1605 U ST SE	BRADSHAW, ALEXANDRIA K 1605 U ST SE WASHINGTON DC 20020-4830

5777	816	1607 U ST SE	EYOW, AHMED A & MOHAMED, MOHAMED A 1607 U ST SE WASHINGTON DC 20020-4830
5777	817	1609 U ST SE	NEWMAN, C B & NEWMAN, WILLIAM 1609 U ST SE WASHINGTON DC 20020-4830
5777	828	1611 U ST SE	BAKER, CAROLYN Y 509 G ST NE WASHINGTON DC 20002-4303
			ANC 8A 2100-D MLK JR AVE SE WASHINGTON DC 20020
			JAMILA WHITE ANC 8A05 PO BOX 30700 WASHINGTON DC 20019
			BARBARA CLARK ANC 8A02 1620 RIDGE PL SE WASHINGTON DC 20020