

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Map Amendment Application from the NC-16 and MU-4 zones to the MU-17 zone for property located at 1101-1125 H Street, NE (Square 982, Lots 57, 65, 68, 70 and 823) (collectively, the “Subject Properties”) was mailed to the owners of all property within 200 feet of the perimeter of the Subject Properties and to the affected Advisory Neighborhood Commission 6A on September 11, 2019. The application will be filed no earlier than forty-five (45) calendar days following September 11, 2019, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 300.7.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Site are attached hereto.


Jessica Raabe Bloomfield

9/11/2019

Date

September 11, 2019

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
Zoning Commission of the District of Columbia for
Approval of a Zoning Map Amendment**

Airdome LLC (the “Applicant”) hereby gives notice of its intent to file an application for approval of a Zoning Map amendment with the Zoning Commission of the District of Columbia pursuant to Subtitle Z, Section 304 of the District of Columbia Municipal Regulations, Title 11 (“11 DCMR” or the “Zoning Regulations”). Pursuant to 11 DCMR Z § 304.5, the application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice. In accordance with 11-Z DCMR § 304.6, the Developer 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 Developer is also available to discuss the proposed development with all interested and affected groups and individuals.

The subject property consists of Lots 57, 65, 68, 70 and 823 in Square 982 (collectively, the “Property”). The Property is located in northeast Washington, DC and contains approximately 32,667 square feet of land area. The Property is bounded by H Street, NE to the north, 11th Street, NE to the west, 12th Street, NE to the east, and private property and a small portion of a public alley to the south. The Property is located in Ward 6 within the boundaries of ANC 6A02.

The Property is presently zoned NC-16, with a small portion of one lot zoned MU-4. The Applicant seeks a Zoning Map amendment to rezone the entire Property to the NC-17 zone. The purpose of the NC-17 zone is to permit mixed-use development at a moderate to medium density with an emphasis on the provision of retail uses. *See* 11-G DCMR § 900.14. The NC-17 zone permits a maximum building height of 65 feet (70 feet as an Inclusionary Zoning (“IZ”) development). The maximum permitted density in the NC-17 zone is 3.5 floor are ratio (“FAR”) (4.2 FAR as an IZ development and 4.7 FAR for development that preserves an existing pre-1958 building façade), of which no more than 1.5 FAR may be devoted to non-residential uses. The maximum permitted lot occupancy in the NC-17 zone is 70% (80% as an IZ development).

The Property is designated Mixed Use Medium Density Commercial and Medium Density Residential on the Comprehensive Plan Future Land Use Map, and is designated as a Main Street Mixed Use Corridor on the Comprehensive Plan Generalized Policy Map. The Property is also within the boundaries of the H Street NE Strategic Development Plan, which is the small area plan applicable to the Property.

The Applicant is Airdome LLC, and the Applicant’s land use counsel is Holland & Knight LLP. Should you need additional information regarding the proposed Zoning Map amendment application, please contact Jessica R. Bloomfield or Norman M. Glasgow, Jr. at (202) 955-3000.



Subject Property ID(s):
Square 0982 Lots 57, 65, 68, 70, 823

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

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

1:1,611
 0 50
 Feet

Print Date: 9/5/2019

For general planning purposes.



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1108 G ST NE
WASHINGTON, DC 20002-4416

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WASHINGTON, DC 20002-4442

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WASHINGTON, DC 20002-4442

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WASHINGTON, DC 20002-4442

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WASHINGTON, DC 20002-4442

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WASHINGTON, DC 20002-4442

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WASHINGTON, DC 20002-4442

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WASHINGTON, DC 20002-4442

AGUSTIN C PADRON
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1206 H ST LLC
605 1/2 8TH ST NE
WASHINGTON, DC 20002-5237

1200 H STREET NE PARTNERSHIP
1200 H ST NE
WASHINGTON, DC 20002-4445

1200 H STREET NE PARTNERSHIP
1200 H ST NE
WASHINGTON, DC 20002-4445

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WASHINGTON, DC 20002-4464

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WASHINGTON, DC 20002-4464

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BROOKLYN, NY 11236-1111

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