

EXHIBIT J

Certificate of Notice

I hereby certify that, on March 9, 2022, a copy of the Notice of Intent to File a Zoning Application for a Zoning Map amendment for the property located at Lot 1 in Square 4950 (the “Property”), was mailed to the owners of all property within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commission (“ANC”). The Notice of Intent was mailed pursuant to Subtitle Z § 304 of the 2016 District of Columbia Zoning Regulations.

The application will be filed with the Zoning Commission at least forty-five (45) calendar days after the Notice of Intent was mailed, in accordance with Subtitle Z § 304.5. In addition, pursuant to Subtitle Z § 304.6, the Applicant will make all reasonable efforts to attend a duly noticed meeting of the affected ANC during the forty-five (45) day notice period

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



By: Leila M. Jackson Batties

Date: April 25, 2022

March 9, 2022

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

**4950 South Dakota Avenue, NE
(Lot 0001, Square 3786)**

Golden Arch Realty Corporation (the “Applicant”) hereby gives notice of its intent to file an application for a Zoning Map amendment with the Zoning Commission for the District of Columbia (the “Commission”) pursuant to Subtitle Z, Section 304 of the District of Columbia Municipal Regulations, Title 11 (“11 DCMR” or the “Zoning Regulations”). Pursuant to 11-Z DCMR § 304.5, the application will be filed with the Commission not less than forty-five (45) days from the date of this notice.

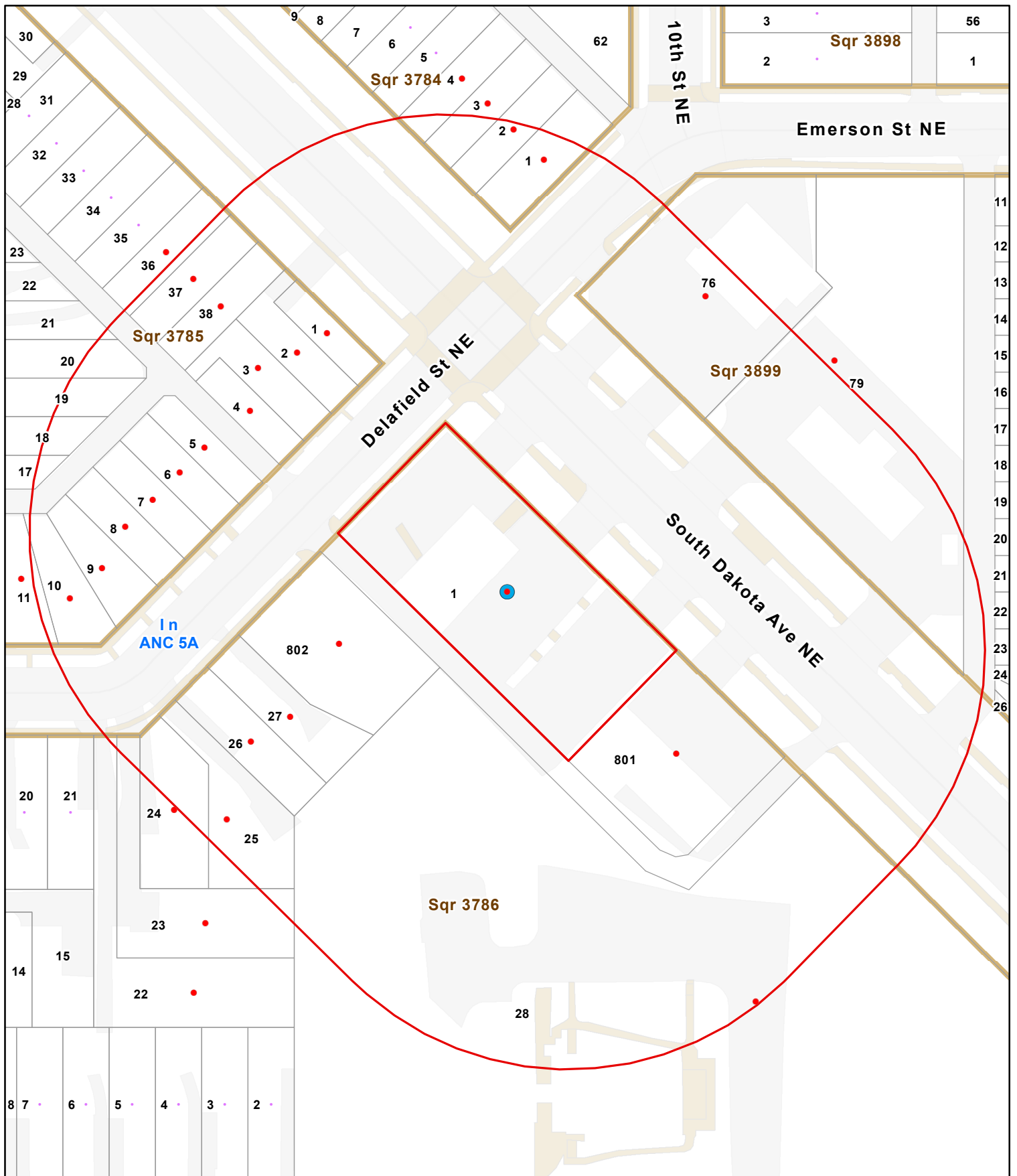
The subject property included in the application is located at premises 4950 South Dakota Avenue, NE, which is more particularly known as Lot 1 in Square 3786 (the “Property”). The Property consists of approximately 21,000 square feet of land area, and is generally bounded by South Dakota Avenue, NE to the northeast, Delafield Street, NE to the northwest, and private property to the southwest and southeast. The Property is located in the North Michigan Park neighborhood of the District and is within the boundaries of Ward 5 and Advisory Neighborhood Commission (“ANC”) 5A03. The current zoning for the Property is Mixed Use (MU)-3A.

The Applicant will seek a Zoning Map amendment to rezone the entire Property from the MU-3A to the MU-7B zone. The purposes of the MU zones are, among other things, to provide for the orderly development and use of land and structures in the MU zones, characterized by a mixture of land uses; provide for a varied mix of residential, employment, retail, service, and other related uses at appropriate densities and scale throughout the city; and preserve and enhance existing commercial nodes and surroundings by providing an appropriate scale of development and range of shopping and service opportunities. *See* 11-G DCMR § 100.3. The MU-7 zones are specifically intended to (a) permit medium-density mixed-use development and (b) be located on arterial streets, in uptown and regional centers, and at rapid transit stops. *See* 11-G DCMR § 400.6.






The maximum permitted density in the MU-7B zone is a floor area ratio (“FAR”) of 4.0 (4.8 for developments with Inclusionary Zoning (“IZ”)), with a limitation of 2.5 FAR for non-residential use. 11-G DCMR § 402.1. The MU-7B zone permits a maximum building height of 65 feet and a maximum penthouse height of 12 feet, except a penthouse may achieve a height of 18 feet, 6 inches for penthouse mechanical space. 11-G DCMR §§ 403.1, 403.3. The maximum permitted lot occupancy for residential use in the MU-7B zone is 75% for residential use (80% for IZ developments). 11-G DCMR § 404.1.

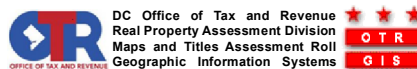
The designation for the Property on the Comprehensive Plan Future Land Use Map is Moderate Density Commercial. The designation on the Comprehensive Plan General Policy Map is Neighborhood Commercial Center.

The Applicant's land use counsel is Holland & Knight LLP. Should you need additional information regarding the proposed map amendment application, please contact Leila Batties at leila.batties@hklaw.com or (202) 419.2583.



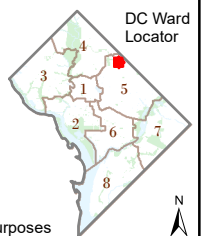
Subject Property ID(s):
3786 0001

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



1:1,000
0 50
Feet

Print Date: 10/18/2021
For general planning purposes



4975 SOUTH DAKOTA
ASSOCIATES LTD
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BETHESDA, MD 20817-1651

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