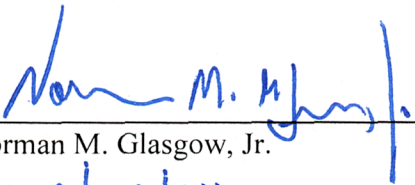


Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a modification to an approved Planned Unit Development ("PUD") and Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 for parts of Lots 7 and 804 in Square 4037 was mailed to the owners of all property within 200 feet of the perimeter of the project site and the Advisory Neighborhood Commission for the area within which the property is located on September 10, 2014, at least ten (10) calendar days prior to the filing of the application for a modification to the approved PUD and Zoning Map Amendment as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7. A copy of the Notice is attached hereto.



Norman M. Glasgow, Jr.

12/22/14

Date

September 10, 2014

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission
for Approval of a Modification to an Approved Planned Unit Development**

Jemal's Hecht's, LLC ("Applicant"), the owner of the subject property, hereby gives notice of its intent to file an application for a modification to an approved Planned Unit Development ("PUD") with the District of Columbia Zoning Commission ("Commission") under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.* (February 2003)). This modification will be filed not less than ten (10) days from the date of this notice. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

On January 27, 2014, the Applicant filed an application with the Commission for the consolidated review and approval of a PUD and a zoning map amendment from the C-M-2 District to the C-3-C District for property located at 1401 New York Avenue, N.E. (the western 345.93 feet of Lots 7 and 804 in Square 4037) (the "PUD Site"). The PUD Site has a land area of approximately 119,037.97 square feet (2.73 acres) and is presently improved with the Hecht's Warehouse originally constructed in 1937 and designated as a historic landmark in the District of Columbia. The application requested the complete renovation and adaptive reuse of the warehouse building, plus the construction of a two-story addition atop the four-story wing on the eastern side of the warehouse and a one-story addition atop the main portion of the warehouse.

Pursuant to Zoning Commission Order No. 14-01, effective August 8, 2014, the Commission approved the PUD and rezoned the PUD Site from the C-M-2 District to the C-3-C District. The approved PUD includes approximately 559,245.1 square feet of gross floor area, including approximately 196,343.8 square feet of retail gross floor area, approximately 5,590 square feet of retail cellar floor area, and approximately 362,901.3 square feet of residential gross floor area comprised of approximately 338 dwelling units. The approved PUD has a maximum density of 4.70 FAR and a maximum building height of 95.15 feet (not including roof structures).

This application seeks approval of a modification to locate a new two-story plus cellar building on the southeastern portion of the PUD Site and to extend the PUD Site eastward by approximately 24 feet, 10 inches, with a total increase of approximately 3,380 square feet of lot area, to accommodate the new building. The proposed building is located on an area of the PUD Site that was originally approved for use as a circular driveway for vehicular pick-up and drop-off for building residents, visitors, and employees. The approved driveway was approximately 169 feet in length, with ingress and egress from Hecht Avenue to the east of the PUD Site. The Applicant proposes to modify the driveway configuration as part of this application to provide space for the new building with a one-way drive aisle with ingress from Hecht Avenue and egress onto Okie Street.

In all other respects, the proposed project will be substantially consistent with the conditions set forth in Zoning Commission Order No. 14-01.

The Applicant is the Douglas Development Corporation; the architect for the proposal is Antunovich Associates; and the land use counsel is Holland & Knight LLP.

Should you need any additional information regarding the proposed PUD application, please contact Norman M. Glasgow, Jr., or Jessica Bloomfield of Holland & Knight LLP at (202) 955-3000.

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