

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Review and Approval of a Consolidated Planned Unit Development for Square 3645, Lots 802 and 804, Square 3648, Lot 804 and Parcel 132/89 was mailed to Advisory Neighborhood Commission 5E and to all owners of all property within 200 feet of the perimeter of the project site on December 22, 2014, at least ten (10) calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7-2406.10.

A copy of the notice is attached to this Certificate.


Christine Roddy
Goulston & Storrs

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for Approval of a Consolidated
Planned Unit Development (“PUD”) and a PUD-related Map Amendment
December 22, 2014

MHI-Brookland, LLC (“**Applicant**”) hereby provides its notice of intent to file a zoning application for 3112 7th Street, NE (Parcel 132/89; Square 3648, Lot 804; Square 3645, Lots 802 and 804) (“**Property**”). The Applicant intends to file an application with the Zoning Commission for consolidated review and approval of a Planned Unit (“**PUD**”) and PUD-related Map Amendment no less than ten days from the above date, as required by 11 DCMR Section 2406.7.

The Property is located in the D/R-5-A Zone District. The Applicant seeks consolidated review and approval of a Two-Stage PUD and PUD-related map amendment to the R-5-B Zone District for the construction of forty-one (41) townhomes on the Property.

The Property is bounded by Jackson Street to the north, 7th Street to the east and private property to both the west and south. The Property is currently the site of Holy Redeemer College. The Holy Redeemer building will be preserved and will continue to be used by Holy Redeemer. The Applicant seeks approval to construct forty-one (41) townhomes on the Property, to the north and south of the existing Holy Redeemer building. Approximately eleven (11) townhomes will be constructed along Jackson Street, NE, approximately ten (10) townhomes will be constructed along 7th Street, NE and approximately twenty (20) townhomes will be constructed on the interior of the Property. The maximum height of the townhomes will be 43 feet and the maximum gross floor area of the new construction will be approximately 92,000 square feet. Approximately fifty eight (58) parking spaces will be provided on-site for use by the townhome residents and their guests. The total floor area ratio for the Property, including the Holy Redeemer College, will be 1.02 and the lot occupancy will be 28%.

The owner of the Property is the Redemptorists and the Applicant is MHI-Brookland, LLC. Land use counsel for this application is Goulston & Storrs. If you require additional information regarding the proposed PUD application, please contact Christine Roddy at Goulston & Storrs at 202.721.1116.