

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File an Application for a Consolidated Planned Unit Development and Zoning Map Amendment for Lots 831 and 838 in Square 2866 was mailed to Advisory Neighborhood Commission 1B and the owners of all property within 200 feet of the perimeter of the project site on January 13, 2015, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development and Zoning Map Amendment 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 hereto.



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Cary R. Kadlecek

**NOTICE OF INTENT TO FILE A ZONING APPLICATION  
with the District of Columbia Zoning Commission for a  
Consolidated Planned Unit Development and Related Zoning Map Amendment**

**January 13, 2015**

In accordance with Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 et seq.), Aria Investment Group, the developer of the property (the "**Applicant**"), hereby gives notice of its intent to file an application for the consolidated approval of a Planned Unit Development ("PUD") and related Zoning Map Amendment with the District of Columbia Zoning Commission (the "**Commission**"). The application will be filed with the Commission not less than ten (10) calendar days from the date of this notice. This notice is given pursuant to § 2406.7 of the Zoning Regulations.

The property that is the subject of this application is 1309-1315 Clifton Street NW (Square 2866, Lots 831 & 838). The subject property is bounded by Clifton Street NW to the south, a multifamily condominium building to the east, an alley to the north, and an apartment building to the west. The subject property currently contains two apartment buildings.

The subject property contains approximately 29,700 square feet of land area and is zoned R-5-B. It is included in the medium density residential land use category on the District of Columbia Future Land Use Map.

As part of this PUD, the Applicant proposes to rezone the property to the R-5-C Zone District and to construct a new six-story apartment building with underground parking. The building will be constructed to a height of approximately 60 feet. The building will contain approximately 118,800 gross square feet, which is equivalent to an FAR of 4.0.

The building will contain approximately 160-170 residential units. The underground parking area will accommodate approximately 36 parking spaces.

The project will offer significant benefits to the District of Columbia, and it is in accordance with and achieves the goals of the District of Columbia Comprehensive Plan.

The project architect is Cunningham Quill Architects. The land use counsel is Goulston & Storrs, PC. Should you need additional information regarding this proposed PUD application, please contact Allison Prince, Esq. at (202) 721-1106 or Cary Kadlecik, Esq. at (202) 721-1113.