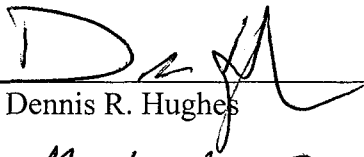
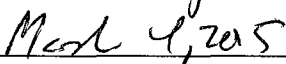


Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for consolidated review and approval of a Planned Unit Development ("PUD") and Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 for Lot 814 in Square 3788 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 December 11, 2014, at least ten (10) calendar days prior to the filing of the application for consolidated approval of a Planned Unit Development 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.



Dennis R. Hughes



Date

December 11, 2014

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission
for a
Planned Unit Development and Zoning Map Amendment**

Comstock Sixth Street, LLC (the "Applicant") hereby gives notice of its intent to file a consolidated Application for a Planned Unit Development ("PUD") and an accompanying Zoning Map amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR. The Application will be filed with the Zoning Commission 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.

The property which is the subject of this Application consists of approximately 174,804 square feet of land area and is identified as Lot 814 in Square 3788. The property is irregularly shaped and is a portion of the Thos. Somerville Co. property. It is bounded to the north by the Emerson Park townhouse development, to the west by the Capital Area Food Bank, and to the south and east by a number of semi-detached dwellings fronting on 6th Place, NE, and 7th Street, NE, respectively. The underlying zoning of the property is a combination of R-2 and FT/C-M-1. The proposed zoning is R-4.

The Applicant proposes to redevelop the property with construction of approximately 40 three-story single family row and semi-detached dwellings, each having garage parking (providing a total of 40 required parking spaces and individual driveways allowing for additional parking), and an average of approximately 2,205 square feet of gross floor area per dwelling (approximately 1,863 square feet without garage). Additional surface parking for a total of approximately 12 cars will be provided throughout the PUD Site. The floor area ratio ("FAR") of the property will be approximately 0.50 FAR. The maximum building height will be three stories and 40 feet. The property will be extensively landscaped. Vehicular access to the PUD Site will be from a private drive connection between portions of 6th Street, NE.

For additional information regarding the proposed PUD application, please contact Dennis R. Hughes of Holland & Knight, LLP, at (202) 955-3000.

cc: D.C. Zoning Commission
D.C. Office of Planning
Advisory Neighborhood Commission 5A

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