

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 809 in Square 5197 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 January 30, 2015, 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.

Leila Batties

Leila Batties

April 13, 2015

Date

January 30, 2015

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

Deanwood Hills, LLC, (the "Applicant") hereby gives notice of its intent to file an application for consolidated approval of a Planned Unit Development ("PUD") and related Zoning Map Amendment with the District of Columbia Zoning Commission (the "Commission") under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.* (February 2003)). The application is filed on behalf of the District of Columbia, the owner of the subject property. The application will be filed with the Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to § 2406.7 of the Zoning Regulations.

The subject property is located at 5201 Hayes Street, N.E. (Lot 809 in Square 5197) (the "Property"). The Property is triangular in shape and has a land area of approximately 93,540 square feet. The Property is bounded by Hayes Street, N.E. to the north, private property and Division Avenue to the east, and private property to the south. The site is within the boundaries of Advisory Neighborhood Commission ("ANC") 7C01 and is currently unimproved.

The Property is presently located in the C-M-1 (Commercial-Light Manufacturing) District. The Applicant seeks to rezone the Property to the R-5-B District in connection with the PUD application. The proposed map amendment is consistent with the Property's designation on the Comprehensive Plan's Future Land Use Map as Moderate Density Residential/Low Density Commercial. The proposed map amendment is also consistent with the Property's designation on the Comprehensive Plan's Generalized Policy Map as a Neighborhood Enhancement Area.

The Applicant proposes to develop the Property with a residential building comprised of approximately 159,200 square feet of gross floor area, generating approximately 150 dwelling units. Fifty of the residential units will be set aside as replacement public housing units, the remainder will be affordable units for households not exceeding 60% of the area medium income. The development will have a maximum building height of 57 feet; the density will be 1.70 floor area ratio ("FAR"); and the lot occupancy will be 40 percent. The development will include 75 off-street parking spaces and the following loading facilities: one loading berth at 30 feet deep, one loading platform at 200 square feet, and one service/delivery space at 20 feet deep.

The developer of the project is Deanwood Hills, LLC. The architect is Torti Gallas Urban. The land use and zoning counsel is Holland & Knight LLP. Should you need any additional information regarding this proposed PUD and map amendment application, please contact Leila Batties, Esq. of Holland & Knight at (202) 955-3000.

**ROSTER OF OWNERS OF REAL PROPERTY AT OR WITHIN 200 FEET (210
SCALED) OF LOT 809, SQUARE 5197 -- WASHINGTON, DC**

SSL	PREMISES	ADDRESS
5177 0131	5054 Hayes St NE	Carl Blackwell 5054 Hayes St NE Washington, DC 20019-4804
5177 0132	5052 Hayes St NE	Charles R Mason Ethel A Mason 5052 Hayes St NE Washington, DC 20019-4804
5177 0133	5050 Hayes St NE	Donna M Banks 5050 Hayes St NE Washington, DC 20019-4804
5177 0135	805 50th Pl NE	Anita P Whitehurst 805 50th Pl NE Washington, DC 20019-5542
5177 0193	808 51st St NE	Canary L Tillie John Tillie Jr 808 51st St NE Washington, DC 20019-5543
5177 0194	806 51st St NE	Ruth L Harris 806 51st St NE Washington, DC 20019-5543
5177 0195	804 51st St NE	Mary A Fantaye 804 51st St NE Washington, DC 20019-5543
5177 0196	802 51st St NE	Darnell E Everett Ava Everett 13403 Colfax Dr Ft Washington, MD 20744-5438
5177 0197	800 51st St NE	Reginald A Bogans 800 51st St NE Washington, DC 20019-5543
5177 0201	803 50th Pl NE	Patricia O Wingfield 803 50th Pl NE Washington, DC 20019-5542

SSL		PREMISES	ADDRESS
5177	0202	801 50th Pl NE	Nanette Porter-Waters 801 50th Pl NE Washington, DC 20019-5542
5179	0009	0728 50th Pl NE	5019 Hayes Street LLC Or
5179	0010	5019 Hayes St NE	5000 Burroughs Ave LLC
5179	0090	5000 Nannie Helen Burroughs Av NE	2071 Flatbush Ave Ste 22 Brooklyn, NY 11234-4340
5197	0001	0706 Division Av NE	Worsley Enterprises Inc
5197	0073	5140 Nannie Helen Burroughs Ave NE	Po Box 29100 Washington, DC 20017-0100
5197	0026	0726 51st St NE	Land Burroughs Ave LLC
5197	0027	0724 51st St NE	Khon Zevi
5197	0028	51st St NE	2076 Flatbush Ave FL 2
5197	0029	51st St NE	Brooklyn, NY 11234-4314
5197	0030	51st St NE	
5197	0031	51st St NE	
5197	0808	0734 51st St NE	
5197	0060	732 51st St NE	Jose Strickland Yvette Strickland 732 51st St NE Washington, DC 20019-5504
5197	0061	730 51st St NE	Chay & Associates LLC 4102 Potomac Highlands Cir Triangle, Va 22172-1775
5197	0063	704 51st St NE	Oakes Properties LLC 4274 E Capitol St NE Washington, DC 20019-4493
5197	0064	5120 Nannie Helen	Holy Christian Missionary
5197	0065	Burroughs Ave NE 5110 Nannie Helen Burroughs Ave NE	Baptist Church for All People 5110 Nannie Helen Burroughs Washington, DC 20019-5509

SSL		PREMISES	ADDRESS
5197	0066	710 Division Ave NE	Lester D Claytor Kimberly Falvenholz Esq 1304 Rhode Island Ave Nw Washington, DC 20005-3710
5197	0803	0712 Division Av NE	Tabernacle Baptist Church 719 Division Ave NE Washington, DC 20019-5569
5197	0809	5201 Hayes St NE	District Of Columbia Suite 315 1350 Pennsylvania Ave Nw Washington, DC 20004-3003
5198	0134	800 Division Ave NE	Lisa Bryant 800 Division Ave NE Washington, DC 20019-5515
5198	0135	5222 Hayes St NE	Antonio Mccarty 5222 Hayes St NE Washington, DC 20019-5526
5198	0137	5220 Hayes St NE	Mellanie Chevalier 5220 Hayes St NE Washington, DC 20019-5526
5198	0138	5218 Hayes St NE	William H Jones Marjorie P Jones 5218 Hayes St NE Washington, DC 20019-5526
5198	0139	5216 Hayes St NE	Rose B Ghee 5216 Hayes St NE Washington, DC 20019-5526
5198	0140	5214 Hayes St NE	Cheryl E Willis Melanie E Gibson 5214 Hayes St NE Washington, DC 20019-5526
5198	0141	5212 Hayes St NE	Joan Jackson 5212 Hayes St NE Washington, DC 20019-5526

SSL		PREMISES	ADDRESS
5198	0142	5210 Hayes St NE	Kenneth Chiles 5210 Hayes St NE Washington, DC 20019-5526
5198	0143	5208 Hayes St NE	Monique L Mccombs Deloniel M Mccombs 5208 Hayes St NE Washington, DC 20019-5526
5198	0144	5206 Hayes St NE	Carolyn L Boddie 5206 Hayes St NE Washington, DC 20019-5526
5198	0145	5204 Hayes St NE	Helen M Haynes 5204 Hayes St NE Washington, DC 20019-5526
5198	0146	5202 Hayes St NE	Marcus Mack 5202 Hayes St NE Washington, DC 20019-5526
5198	0147	5200 Hayes St NE	Elbert D Sims J W Sims 5200 Hayes St NE Washington, DC 20019-5526
5198	0148	801 52nd St NE	M M Burton M L Burton 801 52nd St NE Washington, DC 20019-5512
5198	0149	803 52nd St NE	Alfred Jackson Jr 803 52nd St NE Washington, DC 20019-5512
5198	0150	805 52nd St NE	Mekail Grant 805 52nd St NE Washington, DC 20019-5512
5198	0151	807 52nd St NE	Gloria Adams 807 52nd St NE Washington, DC 20019-5512

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5198 0152	809 52nd St NE	Ronnell Ferguson 4500 Nannie Helen Burroughs Washington, DC 20019-3645
5198 0153	811 52nd St NE	Rufus W Richardson 811 52nd St NE Washington, DC 20019-5512
5198 0154	813 52nd St NE	Carolyn Johnson 813 52nd St NE Washington, DC 20019-5512
5198 0155	815 52nd St NE	Kalethia M Leroy 815 52nd St NE Washington, DC 20019-5512
5198 0205	806 Division Ave NE	John A Duncan Jr Paula H Duncan 806 Division Ave NE Washington, DC 20019-5515
5198 0206	804 Division Ave NE	Denise Cobb 804 Division Ave NE Washington, DC 20019-5515
5198 0207	802 Division Ave NE	Valerie P Brock Keith A Brock 802 Division Ave NE Washington, DC 20019-5515
5198W 0001	5112 Hayes St NE	B W Thomas H V Thomas 5112 Hayes St NE Washington, DC 20019-5554
5198W 0002	5110 Hayes St NE	Torey Brooks 5110 Hayes St NE Washington, DC 20019-5554
5198W 0003	5108 Hayes St NE	Alicia Prince 5108 Hayes St NE Washington, DC 20019-5554

SSL	PREMISES	ADDRESS
5198W 0004	5106 Hayes St NE	Alice Chandler 5106 Hayes St NE Washington, DC 20019-5554
5198W 0005	5104 Hayes St NE	Teri L Bullock 5104 Hayes St NE Washington, DC 20019-5554
5198W 0006	5102 Hayes St NE	Shirley J Price Shantoya V Price 5102 Hayes St NE Washington, DC 20019-5554
5198W 0009	803 51st St NE	John D Coppock Artie K Coppock 803 51st St NE Washington, DC 20019-5544
5198W 0010	805 51st St NE	805 51st LLC 16629 S Westland Dr Gaithersburg, MD 20877-1223
5198W 0013	811 51st St NE	Robert A Barnes 811 51st St NE Washington, DC 20019-5544
5198W 0061	808 52nd St NE	Shavonne D Smittie 4043 Grant St NE Apt 3 Washington, DC 20019-3546
5198W 0062	806 52nd St NE	Kimberly Barnett Raymond M Barnett 806 52nd St NE Washington, DC 20019-5511
5198W 0063	804 52nd St NE	Priscilla Villines 3100 24th St NE Washington, DC 20018-2504
5198W 0064	802 52nd St NE	Norma J Smedley 802 52nd St NE Washington, DC 20019-5511

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5198W 0074	810 52nd St NE	Krishna Pulgar 810 52nd St NE Washington, DC 20019-5511
5198W 0075	807 51st St NE	James B Miles Margaret M Miles 807 51st St NE Washington, DC 20019-5544
5198W 0076	809 51st St NE	Albert Medley Jr B V Medley 809 51st St NE Washington, DC 20019-5544
5198W 0077	5100 Hayes St NE	Larry K John-Toussaint 5100 Hayes St NE Washington, DC 20019-5554
5198W 0078	801 51st St NE	Albert F Pearson R M Pearson 801 51st St NE Washington, DC 20019-5544

Carl Blackwell
5054 Hayes St NE
Washington, DC 20019-4804

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5050 Hayes St NE
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Anita P Whitehurst
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Mary A Fantaye
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Ava Everett
13403 Colfax Dr
Ft Washington, MD 20744-5438

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Washington, DC 20019-5542

Nanette Porter-Waters
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Washington, DC 20019-5542

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5000 Burroughs Ave LLC
2071 Flatbush Ave Ste 22
Brooklyn, NY 11234-4340

Worsley Enterprises Inc
Po Box 29100
Washington, DC 20017-0100

Land Burroughs Ave LLC
Khon Zevi
2076 Flatbush Ave FL 2
Brooklyn, NY 11234-4314

Jose Strickland
Yvette Strickland
732 51st St NE
Washington, DC 20019-5504

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R M Pearson
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Washington, DC 20019-5544

Lester D Claytor
Kimberly Falvenholz Esq
1304 Rhode Island Ave NW
Washington, DC 20005-3710

Tabernacle Baptist Church
719 Division Ave NE
Washington, DC 20019-5569

District Of Columbia
Suite 315
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Washington, DC 20004-3003

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Margaret M Miles
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Larry K John-Toussaint
5100 Hayes St NE
Washington, DC 20019-5554

Gregori Stewart, Chairperson
Advisory Neighborhood Commission 7C
5364 Ames Street, NE
Washington, DC 20019

Patricia A. Malloy
Advisory Neighborhood Commissioner 7C01
501 50th Place, NE
Washington, DC 20019

Advisory Neighborhood Commission 7C
4651 Nannie Helen Burroughs Avenue, NE - #2
Washington, DC 20019