

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 30-33, 142, and 820 in Square 1065 was mailed to Advisory Neighborhood Commission 6B and the owners of all property within 200 feet of the perimeter of the project site on May 4, 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**

**May 4, 2015**

In accordance with Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 et seq.), J River 1401 Pennsylvania Avenue LLC, 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 1401-1433 Pennsylvania Avenue SE (Square 1065, Lots 30, 31, 32, 33, 142, & 820). The subject property is primarily bounded by Pennsylvania Avenue SE and Potomac Avenue SE to the north, a public alley and residential properties to the south, a residential property to the east, and 14<sup>th</sup> Street SE to the west. The subject property currently contains a fast food restaurant and a parking lot for a portion, and it is vacant for its remainder.

The subject property contains approximately 28,098 square feet of land area and is zoned mostly C-2-A, with a small portion zoned R-4. It is included predominantly in the moderate density commercial 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 C-2-B Zone District and to construct a new mixed-use residential building with ground floor retail and underground parking. The building will have a height of approximately 78 feet, including the penthouse. The building will contain approximately 148,507 gross square feet, which is equivalent to an FAR of approximately 5.29.

The project will contain approximately 170-200 residential units. The underground parking area will accommodate approximately 50 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 Antunovich Associates. The land use counsel is Goulston & Storrs, PC. Should you need additional information regarding this proposed PUD application, please contact Cary Kadlecek, Esq. at (202) 721-1113 or John Epting, Esq. at (202) 721-1108.