

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 142, 849, 850, 851, and 859 in Square 1043 was mailed to Advisory Neighborhood Commission 6B and the owners of all property within 200 feet of the perimeter of the project site on February 27, 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**

**February 27, 2015**

In accordance with Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 et seq.), Watkins Alley, 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 1309-1323 (rear) E Street SE (Square 1043, Lots 142 & 849-851) and 516 (rear) 13<sup>th</sup> Street SE (Square 1043, Lot 859). The subject property is primarily bounded by E Street SE to the north, a public alley to the south, an industrial building and alley to the east, and row dwellings/flats and an alley to the west. The subject property currently contains an automobile repair shop, and automobile repair parking lot, and a warehouse.

The subject property contains approximately 30,120 square feet of land area and is zoned predominantly C-M-1, with a tiny portion zoned R-4. It is included in the moderate 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 majority of the property to the R-5-B Zone District and to construct new townhouses and apartments with underground parking. The buildings will have heights ranging from approximately 43.5 – 47 feet. The project will contain approximately 84,802 gross square feet, which is equivalent to an FAR of 2.82.

The project will contain approximately 45 residential units. The underground parking area will accommodate approximately 45 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 GPS Designs. 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.