


**Certificate of Notice**

I HEREBY CERTIFY that a *Notice of Intent To File A Zoning Application to the District of Columbia For A Modification to an Approved Planned Unit Development* for modifications to the approved planned unit development ("PUD") for Lot 48 in Square 3100 was mailed to Advisory Neighborhood Commission 5E and to all owners of property within 200 feet of the subject property. A copy of the Notice of Intent and the list of property owners is attached hereto.

  
\_\_\_\_\_  
Kyrus L. Freeman  
  
5/20/13  
\_\_\_\_\_  
Date

May 20, 2013

**NOTICE OF INTENT TO FILE A ZONING APPLICATION  
Application to the District of Columbia Zoning Commission for a  
Modification to an Approved Planned Unit Development**

Florida & Q Street, LLC ("Applicant"), the current owner of record of the subject property, hereby gives notice of its intent to file an application for a modification to an approved Planned Unit Development ("PUD") 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)). This modification will be filed not less than ten days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

On February 2, 2006, the Applicant filed an application with the Commission for the consolidated review and approval of a planned unit development ("PUD") and a zoning map amendment to rezone former Lot 48 in Square 3100 (the "Subject Property") from the C-2-A District to the C-2-B District. The Subject Property has a land area of approximately 18,984 square feet and is located at the northwest intersection of Florida Avenue, N.W. and North Capitol Streets. The property has frontage on Florida Avenue, N.W., Q Street, N.W., Truxton Circle, and North Capitol Street.

Pursuant to Zoning Commission Order No. 06-04, effective June 15, 2007, and extended pursuant to Order Nos. 06-04A and 06-04B, the Commission approved the PUD and rezoned the Subject Property from the C-2-A District to the C-2-B District. The approved PUD includes approximately 85,428 square feet of gross floor area. Approximately 81,428 square feet of gross floor area was devoted to residential use, providing between 65 and 85 dwelling units, and approximately 4,970 square feet of floor area was devoted to retail use in the cellar. The approved PUD has a maximum density of 4.5 FAR and a maximum building height of 86 feet (not including roof structures). The approved project included 84 parking spaces located on two levels of underground parking accessed from Florida Avenue.

This application seeks approval for modifications to reduce the building's maximum height from 86 feet to 65 feet (not including roof structures); provide approximately 82,555 square feet of gross floor area; provide between 80 and 90 dwelling units and approximately 4,000 square feet of floor area devoted to retail use in the cellar, with the option to convert this space to residential use if it cannot be leased for retail uses; provide 42 parking spaces located on two levels of underground parking accessed from Florida Avenue; and to make minor refinements to the exterior facades of the building. The overall density of the modified project is 4.5 FAR, which is consistent with the approved PUD. In all other respects, the proposed project will be substantially consistent with the conditions set forth in Zoning Commission Order No. 06-04.

The Applicant is Florida & Q Street, LLC, the architect for the proposal is Bonstra Haresign Architects, and land use counsel is Holland & Knight LLP.

Should you need any additional information regarding this proposed PUD modification application, please contact Kyros L. Freeman, Esq. of Holland & Knight LLP at (202) 955-3000.

**Roster of Persons or Entities Owning Real Property within 210 Feet or Less from  
Lot 48 in Square 3100 -- Washington DC**

| <b>SSL</b>                                       | <b>PREMISES</b>                              | <b>OWNERS</b>  |
|--|--|--|
| 0614 0114  | 0020 - 0060 Florida Ave., NW                 | 22 Florida Avenue., NW LP<br>PO Box 9492<br>Washington, DC 20016-9492                        |
| 0615 0064  | 0026 Q St., NW                               | Tondalai Lockhart<br>26 Q St., NW<br>Washington, DC 20001-1106                               |
| 0615 0065  | 0024 Q St., NW                               | Imar Hutchins<br>Walter W. Hutchins, Jr.<br>PO Box 75790<br>Washington, DC 20013-0790        |
| 0615 0066  | 0022 Q St., NW                               | Imar Hutchins<br>22 Q St., NW<br>Washington, DC 20001-1106                                   |
| 0615 0067  | 0020 Q St., NW                               | Tamaki Kurkusu<br>7380 Eldorado St.<br>Mc Lean, VA 22102-2900                                |
| 0615 0068  | 0018 Q St., NW                               | McCollough Marjorie C.<br>6504 7th Pl., NW<br>Washington, DC 20012-2626                      |
| 0615 0075  | 0014 Florida Ave., NW                        | District of Columbia<br>1133 N. Capitol St., NE<br>Washington, DC 20002-7561                 |
| 0615 0078  | 1540 North Capitol St., NW                   | Ataollah Haj Momenian<br>Magid Hagi-Momenian<br>3203 Lee Hwy<br>Arlington, VA 22207-3745     |
| 0615 0148<br>0615 0149<br>0615 0150<br>0615 0151 | 0010 Q St., NW<br>NW<br>NW<br>0004 Q St., NW | DC Housing Authority<br>Suite 307<br>1350 Pennsylvania Ave., NW<br>Washington, DC 20004-3003 |

| SSL                                 | PREMISES  | OWNERS   |
|-------------------------------------|---|--|
| 0615 0152<br>0615 0806<br>0615 0825 | 0016 Florida Ave., NW<br>0012 Q St., NW<br>0014 Q St., NW | District of Columbia<br>1133 N. Capitol St., NE<br>Washington, DC 20002-7561             |
| 0615 0266                           | 0010 Florida Ave., NW                                     | Daniel Doyoung Hong Revoc. Trust<br>15434 Eagle Tavern Ln.<br>Centreville, VA 20120-3716 |
| 0615 0826                           | 0016 Q St., NW  | Earl Calliste<br>Gemme Calliste<br>16 Q St., NW<br>Washington, DC 20001-1106             |
| 3100 0013                           | 0035 Florida Ave., NW                                     | Carl D. Hoffman<br>35 Florida Ave., NW<br>Washington, DC 20001-1143                      |
| 3100 0014                           | 0037 Florida Ave., NW                                     | Willie L. Mitchell, Jr.<br>37 Florida Ave., NW<br>Washington DC 20001-1143               |
| 3100 0015                           | 0039 Florida Ave., NW                                     | William J. Davis Inc.<br>Barac Co.<br>6901 4th St., NW<br>Washington, DC 20012-1967      |
| 3100 0016                           | 0025 Florida Ave., NW                                     | Howling Wolves LLC<br>25 Florida Ave., NW<br>Washington, DC 20001-1143                   |
| 3100 0017                           | 0027 Florida Ave., NW                                     | Jean A. P. Tulloch<br>456 Park Rd., NW<br>Washington, DC 20010-2532                      |
| 3100 0018                           | 0029 Florida Ave., NW                                     | Kellee Baker<br>29 Florida Ave., NW<br>Washington, DC 20001-1143                         |
| 3100 0019                           | 0031 Florida Ave., NW                                     | Brian R. Brown<br>Louise D. Brown<br>Nextgen Property Mgmt<br>1241 New Jersey Ave., NW   |

| SSL       | PREMISES              | OWNERS  |
|-----------|-----------------------|---|
|           |                       | Washington, DC 20001-1207   |
| 3100 0020 | 0033 Florida Ave., NW | Evgenia A. Ustinova<br>Sergey A. Guryakov<br>33 Florida Ave., NW<br>Washington, DC 20001-1143 |
| 3100 0021 | 0032 Quincy Pl., NW   | Christopher R. Stone<br>32 Quincy Pl., NW<br>Washington, DC 20001-1108                        |
| 3100 0022 | 0030 Quincy Pl., NW   | Leon H. Butler<br>Doris A. Butler<br>30 Quincy Pl., NW<br>Washington, DC 20001-1108           |
| 3100 0023 | 0028 Quincy Pl., NW   | Jean C. Jamieson<br>28 Quincy Pl., NW<br>Washington, DC 20001-1108                            |
| 3100 0024 | 0026 Quincy Pl., NW   | Shaun W. Donaldson<br>Rodica Donaldson<br>26 Quincy Pl., NW<br>Washington, DC 20001-1108      |
| 3100 0025 | 0024 Quincy Pl., NW   | William M. Norman<br>Willie Lee<br>24 Quincy Pl., NW<br>Washington, DC 20001-1108             |
| 3100 0026 | 0022 Quincy St., NW   | Aisha C. Wilson<br>22 Quincy Pl., NW<br>Washington, DC 20001-1108                             |
| 3100 0027 | 0020b Quincy Pl., NW  | Stacey Johnson<br>20 Quincy Pl., NW<br>Washington, DC 20001-1108                              |
| 3100 0028 | 0018 Quincy Pl., NW   | Patricia Johnson<br>18 Quincy Pl., NW<br>Washington, DC 20001-1108                            |

| <b>SSL</b>             | <b>PREMISES</b>  | <b>OWNERS</b>  |
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| 3100 0029              | 0016 Quincy Pl., NW                                      | Jeremy J. Emmert<br>1464 S. Greenmount Dr.<br>Alexandria, VA 22311-2307                  |
| 3100 0030              | 0014 Quincy Pl., NW                                      | Jane H. Young<br>Robert E. Young<br>14 Quincy Pl., NW<br>Washington, DC 20001-1108       |
| 3100 0031              | 0012 Quincy Pl., NW                                      | Fetsum Abraham<br>12 Quincy Pl., NW<br>Washington, DC 20001-1108                         |
| 3100 0032<br>3100 0033 | 1620 North Capitol St., NW<br>1618 North Capitol St., NW | So Others Might Eat (Some)<br>Fr John Adams<br>71 O St., NW<br>Washington, DC 20001-1258 |
| 3100 0037              | 0051 Florida Ave., NW                                    | Elijah Crawford<br>Michael Crawford<br>51 Florida Ave., NW<br>Washington, DC 20001-1143  |
| 3100 0038              | 0049 Florida Ave., NW                                    | Sandra D. Thompson<br>49 Florida Ave., NW<br>Washington, DC 20001-1143                   |
| 3100 0039              | 0047 Florida Ave., NW                                    | James C. Wellesley<br>47 Florida Ave., NW<br>Washington, DC 20001-1143                   |
| 3100 0040              | 0036 Quincy Pl., NW                                      | Joseph R. Beerman<br>36 Quincy Pl., NW<br>Washington, DC 20001-1108                      |
| 3100 0041              | 34 Quincy Pl   | Lorenzo Mcrae<br>Nancy Brown<br>2813 Branch Ave., SE<br>Washington, DC 20020-1423        |
| 3100 0042              | 0041 Florida Ave., NW                                    | Bill J. Piper<br>41 Florida Ave., NW<br>Washington, DC 20001-1143                        |

| <b>SSL</b> | <b>PREMISES</b>            | <b>OWNERS</b>   |
|------------|----------------------------|---|
| 3100 0043  | 0043 Florida Ave., NW      | Frank B. Bowen<br>43 Florida Ave., NW<br>Washington, DC 20001-1143                                |
| 3100 0044  | 0045 Florida Ave., NW      | Hope G. Asterilla<br>45 Florida Ave., NW<br>Washington, DC 20001-1143                             |
| 3101 0001  | 1626 North Capitol St., NW | Nc Firehouse LLC<br>Nextgen Properties<br>1241 New Jersey Ave., NW<br>Washington, DC 20001-1207   |
| 3101 0063  | 0025 Quincy Pl., NW        | Christopher Mapondera<br>Chitsunge M. Mapondera<br>25 Quincy Pl., NW<br>Washington, DC 20001-1107 |
| 3101 0064  | 0027 Quincy Pl., NW        | Julio Morinigo<br>Sylvia Morinigo<br>13610 Query Mill Rd.<br>North Potomac, MD 20878-3966         |
| 3101 0065  | 0029 Quincy Pl., NW        | G. T. Williams<br>Conrad M. Williams<br>7220 Hidden Creek Rd.<br>Bethesda, MD 20817-4632          |
| 3101 0066  | 0031 Quincy Pl., NW        | John Butler<br>Karen Butler<br>31 Quincy Pl., NW<br>Washington, DC 20001-1107                     |
| 3101 0067  | 0033 Quincy Pl., NW        | David C. Fultz, Jr.<br>33 Quincy Pl., NW<br>Washington, DC 20001-1107                             |
| 3101 0081  | 13 Quincy Pl               | Felicia Lynch<br>Cheryl Robinson<br>13 Quincy Pl., NW<br>Washington, DC 20001-1107                |
| 3101 0082  | 0015 Quincy St., NW        | James E. Brown<br>Deatrice Brown<br>15 Quincy Pl., NW<br>Washington, DC 20001-1107                |

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| 3101 0083 | 0017 Quincy Pl., NW        | Daniele Jean-Pierre<br>17 Quincy Pl., NW<br>Washington, DC 20001-1107                          |
| 3101 0103 | 0019 Quincy St., NW        | Helen Kibrom<br>Fisseha Beyene<br>19 Quincy Pl., NW<br>Washington, DC 20001-1107               |
| 3101 0104 | 21 Quincy Pl               | Kevin Latner<br>21 Quincy Pl., NW<br>Washington, DC 20001-0906                                 |
| 3101 0105 | 0023 Quincy St., NW        | Betsy L. Clyde<br>Andrew N. Centofanti<br>23 Quincy Pl., NW<br>Washington, DC 20001-1107       |
| 3101 0812 | 1634 North Capitol St., NW | James J. Cokinos<br>Daniel J. Cokinos<br>17021 Sioux Ln.<br>Gaithersburg, MD 20878-2058        |
| 3520 0031 | 1613 Lincoln Rd., NE       | Christine Kelly<br>Kelly Management<br>PO Box 26377<br>Washington, DC 20001-0377               |
| 3520 0063 | 0002 Q St., NE             | Alemayehu M. Tarekegn<br>Armacho Azanaw<br>2 Q St., NE<br>Washington, DC 20002-2106            |
| 3520 0064 | 1603 Lincoln Rd., NE       | Thomas M. Walker<br>Atlanta Mortgage Corp<br>615 Peachtree St., NE<br>Atlanta, Ga 30308-2309   |
| 3520 0065 | 1605 Lincoln Rd., NE       | Angelisa Evans<br>1605 Lincoln Rd., NE<br>Washington, DC 20002-2113                            |
| 3520 0066 | 1607 Lincoln Rd., NE       | Patrice A. Davenport<br>Carol O. McGruder<br>1607 Lincoln Rd., NE<br>Washington, DC 20002-2113 |



| SSL  | PREMISES             | OWNERS   |
|--|----------------------|--|
| 3520 0067  | 1609 Lincoln Rd., NE | George W. Crawford<br>Harriet M. Crawford<br>2302 1st St., NW<br>Washington, DC 20001-1018                                 |
| 3520 0068  | 1611 Lincoln Rd., NE | Dorothy J. Roberts<br>1611 Lincoln Rd., NE<br>Washington, DC 20002-2113  |
| 3520 0086  | 0003 Quincy Pl., NE  | Brian D. Sink<br>3 Quincy Pl., NE<br>Washington, DC 20002-2133   |
| 3514 0800<br>3514 0802<br>3514s 0800<br>Res 02770000<br>Res 277a0000 | NE<br>NE<br>NE<br>NW | United States of America<br>National Park Svc<br>Peter May<br>1100 Ohio Drive, SW - - Ste. 220<br>Washington, DC 20242     |
|  |                      | Advisory Neighborhood Commission<br>5E<br>c/o Teri Janine Quinn<br>1708 2 <sup>nd</sup> Street, NW<br>Washington, DC 20001 |