

December 2, 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**

3321 Georgia, 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 December 17, 2010, 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 Lot 130 in Square 3040 (the "Subject Property") from the GA/C-2-A District to the GA/C-2-B District. The Subject Property has a land area of approximately 22,002 square feet and is located at the southeast corner of Georgia Avenue, N.W. and Morton Street, N.W. The property has approximately 164.06 feet of frontage of Georgia Avenue, N.W. and 134.59 feet of frontage on Morton Street, N.W.

Pursuant to Zoning Commission Order No. 10-26, effective September 2, 2011, and extended pursuant to Order No. 10-26A, the Commission approved the PUD and rezoned the Subject Property from the GA/C-2-A District to the GA/C-2-B District. The approved PUD includes approximately 89,991 square feet of gross floor area. Approximately 82,801 square feet of gross floor area was devoted to residential use, providing up to 123 dwelling units, and approximately 7,190 square feet of gross floor area was devoted to retail use. The approved PUD has a maximum density of 5.37 FAR and a maximum building height of 90 feet (not including roof structures). The approved project included 50 parking spaces located in a below-grade garage.

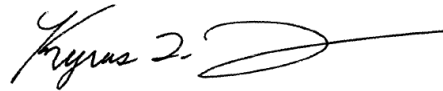
This application seeks approval for modifications to provide a total of 126 dwelling units with approximately 112,795 square feet of gross floor area devoted to residential use. The application also seeks approval to provide 49 parking spaces located on two levels of underground parking accessed from Morton Street, N.W., and to make minor refinements to the building's exterior facades. The overall density of the modified project is 5.98 FAR, which is consistent with the approved GA/C-2-B zoning of the Subject Property. In all other respects, the proposed project will be substantially consistent with the conditions set forth in Zoning Commission Order No. 10-26.

The Applicant is 3321 Georgia, LLC, the architect for the proposal is Grimm + Parker Architects, and land use counsel is Holland & Knight LLP.

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

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* ("PUD") for Lot 130 in Square 3040 was mailed to Advisory Neighborhood Commission 1A and to all owners of property within 200 feet of the perimeter of the project site on December 2, 2013, at least ten (10) calendar days prior to the filing of the application for a modification to an approved Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR § 2406.7. A copy of the Notice of Intent and the list of property owners is attached hereto.

A handwritten signature in black ink, appearing to read "Kyrus L. Freeman", written over a horizontal line.

Kyrus L. Freeman

December 2, 2013

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