

November 2, 2017

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

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

Dancing Crab Properties, LLC (the "Applicant") hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and a Zoning Map Amendment with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations (the "Zoning Regulations"). The application will be filed with the Zoning Commission for District of Columbia (the "Zoning Commission") not less than forty-five (45) days from the date of this notice.

This notice is given pursuant to Subtitle Z § 300.7 of the Zoning Regulations. In accordance with Subtitle Z § 300.9, the Applicant is required to make all reasonable efforts to attend a duly noticed meeting of the affected Advisory Neighborhood Commission ("ANC") during the 45-day notice period to discuss the project.

The property that is the subject of this application is located at 4611-4615 41<sup>st</sup> Street, NW (Square 1769, Lots 1 and 2) (the "Subject Property"). The Subject Property has a land area of approximately 6,855 square feet and is bounded by private property to the north and south, a public alley to the east, and Wisconsin Avenue and 41<sup>st</sup> Street, NW to the west. The Subject Property is presently zoned MU-4 and the Applicant is seeking to rezone the Subject Property to the MU-5-B District. The requested map amendment is consistent with the policies set forth in the Comprehensive Plan for the Subject Property.

The Applicant proposes to redevelop the Subject Property with a mixed use project containing approximately 41 residential units, approximately 5,500 square feet of ground floor retail and service uses, including eating and drinking establishments, and a rooftop lounge. The Subject Property will be developed with an overall density of approximately 34,275 square feet of gross floor area (5.0 floor area ratio ("FAR")), and a maximum building height of 75 feet.

The applicant for this proposal is Dancing Crab Properties, LLC; the architect for the project is Bonstra Haresign Architects; and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed applications, please contact Kyrus L. Freeman of Holland & Knight LLP at (202) 955-3000.