

**STATEMENT OF INTENT  
FOR**

Conditional Use – Parking Lot (Principal Use)  
1211 Jefferson Street

**1. Applicant’s Contact Information:**

Name: Somerset Jefferson, LLC , c/o Caroline L. Hecker, Rosenberg Martin Greenberg, LLP  
Mailing Address: 25 S. Charles Street, 21<sup>st</sup> Floor, Baltimore, MD 21201  
Telephone Number: (410) 727-6600  
Email Address: checker@rosenbergmartin.com

**2. All Proposed Zoning Changes for the Property:** Conditional use of the property as a parking lot (principal use) with 30 spaces

**3. All Intended Uses of the property:** Principal use surface parking lot with 30 spaces

**4. Current Owner’s Contact Information:**

Name: Housing Authority of Baltimore City  
Mailing Address: 417 E Fayette Street  
Baltimore, MD 21202  
Telephone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**5. Property Acquisition:**

The subject property was formed as a result of a subdivision entitled “Somerset Subdivision II” and recorded in the Land Records of Baltimore City in Plat Book MB, folio 4388.

**6. Contract Contingency:**

(a) There is X is not \_\_\_ a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties on the contract are *{use additional sheet if necessary}*:

See additional page 3.

(ii) The purpose, nature and effect of the contract are:

1231 Jefferson Retail, LLC (“Landlord”) and Lidl US Operations, LLC (“Tenant”) are parties to a Lease Agreement (“Lease”), under which Tenant will lease from Landlord a certain premises more particularly described therein, which includes the subject property, for the operation of a grocery store. The Lease requires that Tenant have a certain number

of parking spaces and that Landlord obtain the requested authorization to operate a surface parking lot on the subject property for Tenant's use.

7. **Agency:**

(a) The applicant is \_\_\_ is not X acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows *{use additional sheet if necessary}*: N/A

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**AFFIDAVIT**

I, Caroline L. Hecker, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.



\_\_\_\_\_  
Caroline L. Hecker, Authorized Agent for Applicant

February 16, 2024

Date

Below are the names and addresses of the parties on the contract that is contingent on the requested legislative authorization.

<b>Landlord's Contact Information:</b>	<b>Tenant's Contact Information:</b>
1231 Jefferson Retail, LLC c/o The Henson Development Company, Inc. 3601 Clarks Lane, Suite 2A-B Baltimore, Maryland 21215 Attn: Dana Henson, Principal	Lidl US Operations, LLC 3500 S. Clark Street Arlington, Virginia 22202 Attn: Daniel Goodman, Director of Real Estate
Mission First Housing Development Corporation 1330 New Hampshire Ave, NW, Suite 116 Washington, DC 20036 Attn: Sarah Constant, Managing Director	Lidl US Operations, LLC 3500 S. Clark Street Arlington, Virginia 22202 Attn: Legal Department

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