



August 15, 2024

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Anthony Hood, Chairperson  
D.C. Zoning Commission  
441 4th Street, NW, Suite 200S  
Washington, D.C. 20010

**Re: ZC Case No. 23-22 – Applicant’s Cover Letter to Amend Application with Additional Lots**

Dear Chairperson Hood:

The Applicant, Marshall Heights Community Development Organization, Inc. (“MHCDO”), hereby amends the subject application for a Zoning Map Amendment (“Application”) to include additional lots. As originally filed, this Application incorporated the following properties:

- 4645 and 4649 G Street SE and 4648, 4654, 4656, 4658, and 4660 Hanna Place SE (Square 5359, Lots 0335, 0337, 0349, 0352, 0353, 0354, and 0355) (the “Original Lots”)

The Application was filed in September 2023 but has not been setdown for a hearing by the Commission. The Applicant now seeks to add the following properties:

- 4647 G Street SE and 4650-4652 Hanna Place SE (Square 5359, Lots 0336, 0350, and 0351) (the “Additional Lots”).

The Additional Lots are directly adjacent to the Original Lots and are within the R-2 zone. A copy of the Zoning Map with the Additional Lots and Original Lots identified is attached at **Tab A**. The Additional Lots have a total land area of 13,200 sq. ft. and are designated for “Moderate-Density Residential” on the Future Land Use Map (“FLUM”) and “Neighborhood Conservation Area” on the Generalized Policy Map (“GPM”). As with the Original Lots, the Additional Lots are unimproved. The inclusion of the Additional Lots does not change the proposed zone - the Applicant continues to seek a Map Amendment from the R-2 and RA-1 zone to the RA-3 zone.

The Application did not initially incorporate the Additional Lots because they are owned by a separate, unrelated entity from the Applicant. Following submission of the Application, the Office of Planning suggested incorporation of the Additional Lots to create contiguous lots. The Additional Lots are also designated on the FLUM as Moderate-Density Residential and on the

GPM as a Neighborhood Conservation Area with similar characteristics as the Original Lots. The inclusion of the Additional Lots in the subject Application will allow for a more cohesive amendment to the Zoning Map.

The proposed Map Amendment will benefit both the Applicant and the owner of the Additional Lots, JonesFortyFive Real Estate LLC (“**Abutting Owner**”), by allowing for subdivision of the lots to develop more single-family homes than currently permitted. As such, the Applicant contacted the Abutting Owner on several occasions. On April 2, 2024, the Applicant informed the Abutting Owner in a letter of the opportunity to join the Additional Lots in the subject Application, which was delivered on April 3, 2024. Then, on May 3, 2024, the Applicant provided notice to the Abutting Owner of the Applicant’s intent to incorporate the Additional Lots if the Abutting Owner did not respond. Although the Applicant received proof of delivery of both letters, the Abutting Owner has not objected to joining the Additional Lots in the Application. Therefore, the Applicant would like to amend the Application to include the Additional Lots and move forward with the Map Amendment process.

As such, the Applicant looks forward to receiving a setdown report from the Office of Planning. If you have any questions, please do not hesitate to contact me. Thank you for your attention to this application.

Sincerely,  
COZEN O’CONNOR



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**Certificate of Service**

I hereby certify that on this 15<sup>th</sup> day of August, 2024, a copy of this Application with attachments was served, via email, as follows:

D.C. Office of Planning  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[planning@dc.gov](mailto:planning@dc.gov)

Advisory Neighborhood Commission 7E  
c/o Delia Houseal, Chair  
Krystal Bagley, SMD 7E02  
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