

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

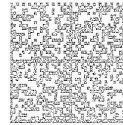
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

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RITCHIE, MILDRED R  
7609 WALKER MILL RD  
CAPITOL HEIGHTS MD 20743-4708

FIRST-CLASS



US POSTAGE PAID FITNEY BOWES



ZIP 20001 \$ 000.69<sup>0</sup>  
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

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HAMPTON EAST OWNER LLC  
31400 WINTERPLACE PKWY STE 300  
SALISBURY MD 21804-2013

FIRST-CLASS



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ZIP 20001 \$ 000.69<sup>0</sup>  
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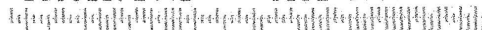
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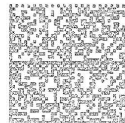


441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

PRESIDENT / DIRECTOR  
WOODSON HEIGHTS CONDOMINIUM ASSOCIATION  
4950 CALL PL SE  
WASHINGTON DC 20019

FIRST-CLASS

US POSTAGE PAID PITNEY BOWES

ZIP 20001 \$ 000.69<sup>0</sup>  
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

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ZIP 20001 \$ 000.69<sup>0</sup>  
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PRESIDENT / DIRECTOR  
MARLEY RIDGE CONDOMINIUM ASSOCIATION  
4800 C ST SE  
WASHINGTON DC 20019

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

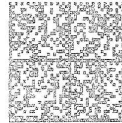
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

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BRITTON, JACK & PASTORE, MAX  
4815 BASS PL SE  
WASHINGTON DC 20019-5148

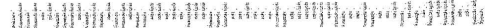
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
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BASS CIRCLE DC LIMITED PARTNERSHIP  
NHTE COPELAND MANOR LLC  
1101 30TH ST NW FL 4  
WASHINGTON DC 20007-3708

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

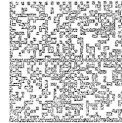
OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
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FIRST-CLASS



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PRESIDENT / DIRECTOR  
ARENA CONDOMINIUM ASSOCIATION  
4724 BENNING RD SE  
WASHINGTON DC 20019

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

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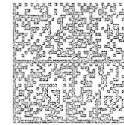
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS

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DISTRICT OF COLUMBIA  
2000 14TH ST NW 8TH FLOOR  
WASHINGTON DC 20009-4487

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF VIRTUAL PUBLIC HEARING**

**TIME AND PLACE:** January 13, 2025 @ 4:00 p.m.

**Via WebEx:** <https://dcoz.dc.gov/ZC24-06> (to participate & watch)

**Via Telephone:** 1-650-479-3208 Access Code: 2309 839 5743 (audio participation & listen)

**Via YouTube:** <https://www.youtube.com/c/DCOfficeofZoning> (to watch)

**Instructions:** <https://dcoz.dc.gov/release/virtual-public-hearings>

**Witness Sign Up:** <https://dcoz.dc.gov/service/sign-testify>

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 24-06 (District of Columbia and Fletcher-Johnson Community Partners LLC) – Zoning Map Amendment @ Square 5344, Lot 802 (4650 Benning Road, S.E.)**

**THIS CASE IS OF INTEREST TO ANC 7E**

**Oral and Written Testimony**

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements. On the day of the hearing – by 3:00 p.m., call 202-727-0789 to sign up to testify.*
- All written comments and/or testimony **must** be submitted to the record at least 24 hours prior to the start of the hearing – see below: *How to participate as a witness – written statements.*

On April 11, 2024, the Zoning Commission (the “Commission”) received an application from the District of Columbia and Fletcher-Johnson Community Partners LLC (together, the “Applicant”) requesting approval of a Zoning Map amendment (the “Application”) for the property known as the Fletcher-Johnson School at 4650 Benning Road, S.E. (Square 5344, Lot 802) (the “Property”).

The Property is located in Ward 7, within the Marshall Heights neighborhood, and is bounded by Benning Road, S.E. to the west, C Street, S.E. to the north, and St. Louis Street, S.E. to the east and south. Containing approximately 15.26 acres (664,839 square feet) of land area, the Property is improved with the former Fletcher-Johnson School and adjacent athletic field. The Property is currently zoned RA-1.

The Applicant seeks to rezone the Property to the MU-8B zone, which is not inconsistent with the Property's designation for Mixed Use (Medium Density Residential, Medium Density Commercial, and Local Public Facility) on the Comprehensive Plan's Future Land Use Map. The Property is located in a Neighborhood Community Center on the Comprehensive Plan Generalized Policy Map. The MU-8B zone would allow development with a maximum height of 70 feet, not including penthouse, and an FAR of 5.0 (6.0 with Inclusionary Zoning) at the Property.

*This hearing is governed by the Open Meetings Act. Please address any questions or complaints arising under this hearing to the Office of Open Government at [open.govoffice@dc.gov](mailto:open.govoffice@dc.gov).*