

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
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WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

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DEAN STREET MEWS, LLC  
PO BOX 6122  
UPPR MARLBORO MD 20792-6122

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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 [opengovoffice@dc.gov](mailto:opengovoffice@dc.gov).*