

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



CLAYTON, CAROLYN L
2345 SKYLAND PL SE
WASHINGTON DC 20020-3448

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NIXIE 171 DE 1 0810/28/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

200203448 CO55
20001>2714

601 20001271441 * 6331-01149-20-24

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OFFICIAL BUSINESS
PENALTY FOR MISUSE

MATERIAL-CLASSES



A US postage stamp with a Pitney Bowes logo and a ZIP code cancellation mark.

DISTRICT OF COLUMBIA
2000 14TH ST NW 8TH FLOOR
WASHINGTON DC 20009-4481

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181

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

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PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE TM PITNEY BOWES

ZIP 20001 \$ 000.69⁰
02 7W
0008030876 OCT 18, 2024

SKYLAND BLOCK 2 RETAIL LLC
8405 GREENSBORO DR FL 8
MC LEAN VA 22102-5104

NIXIE 231 FE 1 0010/30/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

FWD
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20001>2275

SC: 20001227599 * 8992-01745-24-48

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

TIME AND PLACE: **Monday, December 9, 2024, @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC24-07> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2301 964 4993 (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:

Z.C. Case No. 24-07 (Skyland Place, LLC – Zoning Map Amendment @ Square 5734, Lots 4-8, 10-20, 811, 813, and 815, and Square 5735, Lots 1-4)

THIS CASE IS OF INTEREST TO ANCs 8B AND 8A

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 at <https://dcoz.dc.gov/service/sign-testify> – see below: *How to participate as a witness – oral statements*.
- 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 16, 2024, the Office of Zoning received an application from Skyland Place, LLC (the “Applicant”) requesting review and approval for a Zoning Map amendment from the RA-1 zone and the R-3 zone to the RA-2 zone for the property identified as Square 5734, Lots 4-8, 10-20, 811, 813, and 815, and Square 5735, Lots 1-4 (collectively, the “Property”).

The Property consists of approximately 380,280 square feet of land area (approx. 8.70 acres), located within the southeast quadrant of Washington, DC and situated in the Skyland neighborhood. The Property is comprised of the majority of the lots located in Square 5734 and Square 5735, and is generally bounded by Marion Barry Avenue to the north, Wagner Street to the south, 25th Street to the east, and low- to mid-rise apartments to the west. The Property is developed with a mix of low to mid-rise apartments, townhouses and is within the Skyland neighborhood.

The Skyland neighborhood is generally bounded by Marion Barry Avenue to the northeast, Alabama Avenue to the southeast, and Fort Stanton Park to the south and to the west. The Skyland neighborhood is within Ward 8, and the Property is within the boundaries of Advisory Neighborhood Commission (“ANC”) 8B. ANC 8A is an affected ANC because the Property is located on a street (Marion Barry Avenue, S.E.) which serves as a boundary line between ANC 8B and ANC 8A. 11-Z DCMR § 101.8. Additionally, the Property is within 0.25 miles of several WMATA bus routes, specifically the W4, W8, V7, 92, and 32 route.