


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



US POSTAGE PAID PITNEY BOWES

ZIP 20001 \$ 000.69⁰
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7921 JONES BRANCH DR STE 250
MC LEAN VA 22102-3353~~

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District of Columbia

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EXHIBIT NO. 251


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

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ROUSH, STEVEN
3035 15TH ST NW # 303
WASHINGTON DC 20009-4211

FIRST-CLASS



US POSTAGESM PITNEY BOWES

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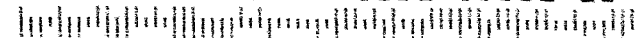
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: June 2, 2025 @ 4:00 p.m.
Via WebEx: <https://dcoz.dc.gov/ZC24-14> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2305 638 2450 (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. 24-14 (Emory United Methodist Church – Zoning Map Amendment @ Square 2672, Lot 718 (1459 Columbia Road, N.W.))

THIS CASE IS OF INTEREST TO ANC 1A

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 November 7, 2024, the Office of Zoning received an application from the Emory United Methodist Church (the “Applicant”) requesting review and approval for a Zoning Map amendment from the RA-2 zone to the RA-4 zone for the property located at 1459 Columbia Road, N.W. (Square 2672, Lot 718) (the “Property”).

The Property consists of approximately 19,460 square feet of land area (0.44 acres), and is located within the Columbia Heights neighborhood in northwest Washington, DC. The Property is located within Square 2672, which is bounded to the north by Irving Street, N.W., to the south by Columbia Road, N.W., to the east by 14th Street, N.W., and to the west by 15th Street, N.W. The Property is more particularly bound by a public alley to the north, Columbia Road, N.W., to the south, and multifamily housing developments to the east and to the west. The Property is within the jurisdictional boundaries of Advisory Neighborhood Commission (“ANC”) 1A.

The area surrounding the Property is comprised of multifamily residential uses, neighborhood-serving retail uses, and commercial uses. Specifically, the area northeast of the Property, and south of Irving Street, N.W., and west of 14th Street, N.W., consists of the Highland Park Apartments, retail uses, and commercial uses, whereas the area south and west of the Property consists of moderate-density and medium-density residential uses. Further, the DC USA retail development is located less than 1,000 feet from 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.