

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

FIRST-CLASS



US POSTAGE IN PITNEY BOWES



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 02 2025

COPE, ANNA  
400 MASSACHUSETTS AVE NW APT 216  
WASHINGTON DC 20001-6800

RTS

NIXIE 171 PE 1 0004/21/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
00000000000000000000

2000139901 LITE  
2000139901 CO:

BC: 20001271441 \*0231 01900-03-06

ZONING COMMISSION

District of Columbia

CASE NO.24-16

EXHIBIT NO.24

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

COPE, ANNE S  
400 MASSACHUSETTS AVE NW APT 216  
WASHINGTON DC 20001-6800

FIRST-CLASS



US POSTAGE<sup>TM</sup> PITNEY BOWES



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 02 2025

KTS

NIXIE 171 FE 1 8004/21/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
IMAGE TO FORWARD

2000185801 DDC  
2000185801 DDC

BC: 20001271441 \*0231-02005-03-36

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

AMACHER, KELLY  
1701 16TH ST NEW APT 101  
WASHINGTON DC 20009-3110

FIRST-CLASS



US POSTAGE<sup>SM</sup> PITNEY BOWES

ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
008031164 APR 02 2025

171 DE 1 0004/18/25

NIXIE 171 DE 1 0004/18/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

FWD

20009-3110  
20009-3110  
20001-2714

BC: 20001271441 \*0231-02055-03-35



200-  
N, D.C. 20001  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE

*[Handwritten signature]*

AMACHER, KELLY  
1701 16TH ST NW APT 101  
WASHINGTON DC 20009-3110

*[Handwritten mark]*

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 02 2025

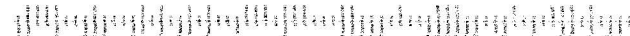
NIXIE 171 FE 1 0004/18/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

FWD

200093110  
200093110  
200093110

BC: 20001271441 \*0231-01993-03-36



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

FIRST-CLASS



US POSTAGE TM PITNEY BOWES

  
ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 02 2025

*AMK*

WALTER, JAMIE L  
1247 RHODE ISLAND AVE NW # 401  
WASHINGTON DC 20005-4416

NIXIE 171 DE 1 0004/17/25

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

IA  
20005-4416

BC: 20001271441 \*0231-01916-03-36



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

WEISER, AMY H  
4343 HARRISON ST NW APT 2  
WASHINGTON DC 20015-2117

FIRST-CLASS



US POSTAGE IMPRINTNEY BOWES



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 02 2025

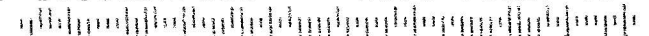
*Moved* **RTD**

NIXIE 171 FE 1 8884/17/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK  
20001227599

BC: 20001227599 \*0231-01917-03-36



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

FIRST-CLASS



US POSTAGE<sup>SM</sup> PITNEY BOWES  
ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 02 2025

1400 — SCHRIEVER, CHRISTOPHER  
1401 CHURCH ST NW #219  
WASHINGTON DC 20005-2045

RTS

NIXIE 171 DE 1 0004/10/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 20001271441 \*0231-01951-03-36

20001271441 40



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

WILLIAMS, LUKAS J  
412 15TH ST SE # 4  
WASHINGTON DC 20003-3003

*Not  
at  
this  
address*

DATE 171 FEB 1 0004/10/25

NOT RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

200033003  
1000111111

BT  
DC: 20001271441 \*0231-01859-03-36



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

CAPITAL DISTRICT  
7 APR 2025 PM 3



US POSTAGE PAID BY PITNEY BOWES  
  
ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 02 2025

RETURN TO SENDER

~~RUIZ, GEORGE  
5901 MADISON ST  
BETHESDA MD 20817-3609~~

NO LONGER

NIXIE 171 DE 1 6664/23/23

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

9330090142780545

208173609 VAC  
20001>2714

3C: 20001271441 \*0231-01946-03-36



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

CAPITAL DISTRICT 20001

7 APR 2025 PM 3

AS  
FIRST-CLASS



US POSTAGE with PITNEY BOWES



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 02 2025

RETURN TO SENDER

RUIZ, GEORGE  
5901 MADISON ST  
BETHESDA MD 20817-3609

NO LONGER ^

NIXIE

171 DE 1

6664/23/23

RETURN TO SENDER

VACANT

UNABLE TO FORWARD

208173609 VAC  
2000172714

EC: 20001271441 \*0231-01950-03-36



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

RTS



SANDEL, JENNIFER J  
2660 E FRONTIERELM DR  
FAYETTEVILLE AR 72703-4950

Don't live  
anymore

NIXIE 722 FE 1 0004/19/25  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

727034950  
70000>4954

BC: 20001271441 \*0231-01947-03-56

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

12TS

SANDEL, JENNIFER J  
2660 E FRONTIER ELM DR  
FAYETTEVILLE AR 72703-4950

FIRST-CLASS



US POSTAGE<sup>®</sup> PITNEY BOWES



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 02 2025

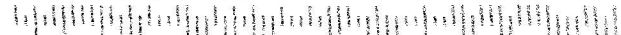
not  
have  
any more

NIXIE 722 FE 1 0004/19/25

RETURN TO GENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

727034950  
2700013>2491540

BC: 20001271441 \*0231-01983-03-36



OFFICIAL BUSINESS  
PENALTY FOR MISUSE

RHODE ISLAND 15 LP  
13155 NOEL RD  
DALLAS TX 75240-5090

**FIRST-CLASS**



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 02 2025

RETURN TO SENDER  
NO MAIL RECEIPTABLE  
UNABLE TO FORWARD

75208592 2000122714

$$\begin{aligned} \frac{d}{dt} \left( \frac{1}{2} \rho \frac{d^2 \phi}{dt^2} \right) &= \frac{1}{2} \rho \frac{d^3 \phi}{dt^3} \\ \frac{d}{dt} \left( \frac{1}{2} \rho \frac{d^2 \phi}{dt^2} \right) &= \frac{1}{2} \rho \frac{d^3 \phi}{dt^3} \end{aligned}$$

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

**TIME AND PLACE:** May 22, 2025, @ 4:00 p.m.  
**Via WebEx:** <https://dcoz.dc.gov/ZC24-16> (to participate & watch)  
**Via Telephone:** 1-650-479-3208 Access code: 2304 536 5532 (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. 24-16 (MR 1401 15<sup>th</sup> Street Retail, LLC – Map Amendment @ Square 210, Lot 827 (1401-1405 15<sup>th</sup> Street, N.W.))**

**THIS CASE IS OF INTEREST TO ANCs 2F & 2B**

**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 November 18, 2024, the Office of Zoning received an application from MR 1401 15<sup>th</sup> Street Retail, LLC (the “Applicant”) requesting review and approval for a Zoning Map amendment from the RA-5 zone to the ARTS-3 zone for property located at 1401-1405 15<sup>th</sup> Street, N.W. (Square 210, Lot 827) (the “Property”).<sup>1</sup>

The Property is rectangular in shape and has approximately 7,200 square feet of land area. The Property is bounded by private property to the north, public alleys to the east and south, and 15<sup>th</sup> Street, N.W. to the west. Properties immediately surrounding the Property to the north and east along 15<sup>th</sup> Street and P Street, and to the east along the 14<sup>th</sup> Street corridor, are zoned ARTS-3. The Property is located within the Greater 14th Street Historic District. The Property is located within the boundaries of Advisory Neighborhood Commission (“ANC”) 2F and across 15<sup>th</sup> Street, N.W., from ANC 2B.

The Property is improved with the Grace Reformed Church and Sunday School and the Parish House, which collectively are (i) designated as an historic landmark in the D.C. Inventory of

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<sup>1</sup> The Applicant subsequently filed revised application materials on December 2, 2024, clarifying that the current zoning for the entire Property is RA-5. The original filing incorrectly stated that a portion of the Property was already zoned ARTS-3.