

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
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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.