

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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WASHINGTON, D.C. 20001

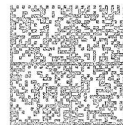
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **February 24, 2025 @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC24-23> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2312 809 9899 (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. 24-23 (Cedar Tree Academy Public Charter School – Mandatory Design Review in the NHR Zone District @ Square 5861, Lot 89)

THIS CASE IS OF INTEREST TO ANC 8A

On December 10, 2024, Cedar Tree Academy Public Charter School (the “Applicant”) filed an application (the “Application”) with the Zoning Commission for the District of Columbia (“Commission”) for mandatory design review and approval in the Northern Howard Road (NHR) zone for the property known as Lot 89 in Square 5861 with a street address of 701 Howard Road, S.E. (the “Property”). The Applicant is requesting approval by the Commission pursuant to Subtitle K, Chapter 10, Subtitle X, Chapter 6 and Subtitle Z, Chapter 3 of the Zoning Regulations (Title 11, Zoning Regulations of 2016 in the D.C. Municipal Regulations).

The Property is located on Howard Road, N.E. and has approximately 77,530 sq. ft. of land area. The Property is improved with a three-story building that has housed the Applicant’s school since 2013. The Property is three blocks from the Anacostia Metrorail Station and adjacent to Anacostia Park and Poplar Point. The Property is in the NHR zone, which was created in 2018 to support new mixed-use development in the neighborhood.

The Applicant proposes to construct a new four-story school building that will provide expanded and upgraded programming and resources for the Applicant’s Pre-K and Elementary public charter school students. The new school building will have a gymnasium, cafeteria, library, office space, and 32 classrooms. The Project will have approximately 77,329 sq. ft. of gross floor area and will incorporate 33 parking spaces and a loading berth. The Project is designed to achieve LEED-Gold certification and will incorporate a solar panel array on the roof.

Pursuant to Subtitle K § 1006.1, the Commission may concurrently hear and decide any additional requests for special exception or variance relief needed for the Property. As such, the Applicant seeks special exception relief from the minimum residential floor-area-ratio requirements in the NHR zone under Subtitle K § 1001.3.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Z, Chapter 4 of the Zoning Regulations, which includes the text provided in the Notice