

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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ZONING COMMISSION  
District of Columbia  
PAGE NO 241204  
EXHIBIT NO. 6

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

**TIME AND PLACE:** **February 5, 2026 @ 4:00 p.m.**  
Via WebEx: <https://dcoz.dc.gov/ZC24-23A> (to participate & watch)  
Via Telephone: 1-650-479-3208 Access code: 2307 066 0198 (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. 24-23A (Cedar Tree Academy Public Charter School – Modification with Hearing to Approved Mandatory Design Review at 701 Howard Road, S.E. (Square 5861, Lot 89))**

**THIS CASE IS OF INTEREST TO ANC 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 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 October 17, 2025, Cedar Tree Academy Public Charter School (the “Applicant”) filed an application with the Zoning Commission for the District of Columbia (“Commission”) for a Modification with Hearing (“Modification”) to Z.C. Case No. 24-23 (the “Approved Case”) under which the Commission approved mandatory design review in the NHR zone district for the Applicant’s property known as 701 Howard Road, S.E. (Lot 89, Square 5861) (the “Property”). The Applicant is requesting approval by the Commission pursuant to Subtitle K, Chapter 10, Subtitle X, Chapter 6 and Subtitle Z, Chapters 3 and 7 of the Zoning Regulations (Title 11, Zoning Regulations of 2016 in the D.C. Municipal Regulations).

The Property is located on Howard Road, S.E. and has approximately 77,530 sq. ft. of land area. The Property is improved with a three-story building (the “Existing 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 District, which was created in 2018 to support new mixed-use development in the neighborhood.

Pursuant to the Approved Case, the Commission approved the Applicant’s proposal to construct a new four-story school building. The school building in the Approved Case would have approximately 77,329 sq. ft. of gross floor area, 33 parking spaces and a loading berth. As part of this Modification, the Applicant proposes to modify the architecture and layout of the project in the Approved Case. The new proposal will integrate the Existing Building with a new structural addition to the rear of the Property (the “Revised Project”). The Revised Project will be three stories and will include