

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



DISTRICT OF COLUMBIA  
801 N CAPITOL ST NE  
WASHINGTON DC 20002-4232

NIXIE 171 DC 1 0006/14/25  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
UTP BC: 20001271441 \*0319-02943-14-13  
20008030876400

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ZONING COMMISSION  
District of Columbia  
CASE NO.25-01  
EXHIBIT NO.17

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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DESIREE G BAYNES TRUSTEE  
4212 BENNING RD NE  
WASHINGTON DC 20019-4544

NIXIE 171 DC 1 0005/14/25

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REF BC: 20001271441 \*0319-00069-14-24  
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WASHINGTON DC 20019-4544

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4208 BENNING RD NE  
WASHINGTON DC 20019-4542

NIXIE 171 DC 1 8886/14/25  
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20001271441

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WASHINGTON, D.C. 20001  
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IRVING TX 75063-2296

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RETURN TO SENDER  
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7E06382296 ANK 8:00:12 7/14/01 8:00:00 AM  
20001271441 82152-66484-14-44

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PENALTY FOR MISUSE

FIRST-CLASS



PORTICO INVESTMENTS SERIES LLC  
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WASHINGTON DC 20001-1432

NTXT 3 174 00 14 8996/21/25

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VACANT  
UNABLE TO FORWARD

VAC      BC: 26681271441      \*2419-65674-21-16  
20000123214

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

**TIME AND PLACE:** **September 15, 2025 @ 4:00 p.m.**  
**Via WebEx:** <https://dcoz.dc.gov/ZC25-01> (to participate & watch)  
**Via Telephone:** 1-650-479-3208 Access code: 2302 195 6370 (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. 25-01 (Ward Memorial AME Church – Application for a Zoning Map Amendment @ Square 5088, Lots 147 & 852 and Square 5087, Lot 74)**

**THIS CASE IS OF INTEREST TO ANC 7F**

**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 January 30, 2025, Ward Memorial AME Church (the “Applicant”) filed an application for a Zoning Map amendment (the “Application”) with the Zoning Commission for the District of Columbia (“Commission”). The Applicant is requesting approval by the Commission pursuant to Subtitle X, Chapter 5 and Subtitle Z, Chapter 3 of the Zoning Regulations (Title 11, Zoning Regulations of 2016 in the D.C. Municipal Regulations) for an amendment to the Zoning Map for the property located at 241 42<sup>nd</sup> Street, N.E. (Square 5088, Lots 147 and 852) and 227 42<sup>nd</sup> Street, N.E. (Square 5087, Lot 74) (collectively, the “Property”).

The Property encompasses three lots with frontage on 42<sup>nd</sup> Street, N.E. Lot 147 in Square 5088 is 19,641 sq. ft. in land area and is improved with the Applicant’s church building. Lot 852 in Square 5088 is 5,873 sq. ft. in land area and is improved with a two-story structure used as the Applicant’s fellowship hall. Lot 74 in Square 5087 is located across Brooks Street, N.E. from Lots 147 and 852. Lot 74 is 5,988 sq. ft. in land area and is improved with a two-story building previously used by the Applicant as a child development center, but currently vacant. The Property is in the RA-1 zone. The Property is designated for Moderate Density Residential uses in the Comprehensive Plan’s Future Land Use Map and as a Neighborhood Enhancement Area in the Comprehensive Plan’s Generalized Policy Map.

The Applicant requests to rezone the Property to the RA-2 zone. The RA-2 zone would allow development with a maximum floor-area-ratio of 1.8 (2.16 with Inclusionary Zoning) and a maximum building height of 50 feet.