

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
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WASHINGTON DC 20019-5825

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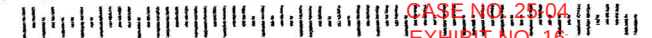
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ZONING COMMISSION

District of Columbia

CASE NO. 25104
EXHIBIT NO. 16

GOVERNMENT OF THE DISTRICT OF COLUMBIA

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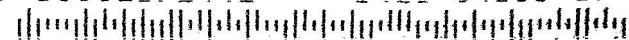
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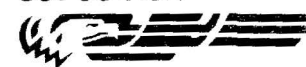
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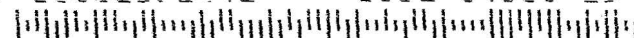
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QUARLES-PERKINS, GAIL S
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WASHINGTON DC 20019-5818

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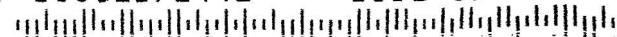
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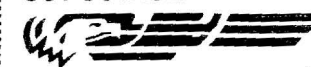
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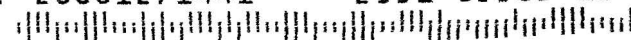
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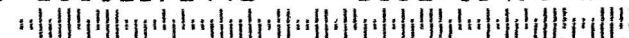
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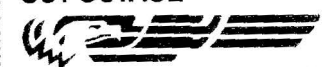
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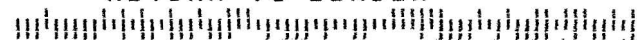
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ROCKVILLE MD 20852-3147

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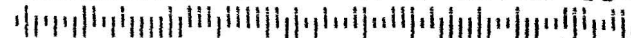
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: January 8, 2026 @ 4:00 p.m.
Via WebEx: <https://dcoz.dc.gov/ZC25-04> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2318 243 4983 (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. 25-04 (Ed Villard – Zoning Map Amendment @ Square 5341, Lot 34 (5045 Hanna Place, S.E.))

THIS CASE IS OF INTEREST TO ANC 7E

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 April 26, 2025, the Office of Zoning received an application from Ed Villard (the “Applicant”) requesting review and approval for a Zoning Map amendment from the R-2 zone to the MU-4 zone for property located at 5045 Hanna Place, S.E. (Square 5341, Lot 34) (the “Property”).

The Property is located in the Marshall Heights neighborhood of the District. The Property has approximately 5,312 square feet of land area and is irregularly shaped. The Property is located within the boundaries of ANC 7E.

The Property is currently improved with a two-story, multifamily residential building consisting of four units. The Property is currently zoned R-2 and is surrounded by single family and multifamily homes also zoned R-2. The application proposes to rezone the Property to the MU-4 zone.

The Property is located within the boundaries of the Far Northeast and Southeast Area Element of the Comprehensive Plan. The Comprehensive Plan Future Land Use Map designates the Property as Mixed-Use Moderate Density Residential and Moderate Density Commercial. The Comprehensive Plan Generalized Policy Map designates the Property as a Neighborhood Conservation Area.

The Office of Planning submitted its setdown report to the Office of Zoning on July 21, 2025. The setdown report stated that the application would not be inconsistent with the Comprehensive Plan

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.