

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

JOYNER, RAVEN  
5014 H ST SE # 303  
WASHINGTON DC 20019-5857

NIXIE 171 DE 1 0011/29/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
200195857 > 4745

BC: 20001271441 \*03310230522-23

ZONING COMMISSION  
District of Columbia  
CASE NO. 25-04  
EXHIBIT NO. 25

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

JONES, RENITA  
5108 HANNA PL SE  
WASHINGTON DC 20019-5825

*LA*

NIXIE 171 DE 1 0011/29/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

9400922419333070

VAC BC: 20001271441 \*0331-00246-22-24

200195825-6016



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

DAVIS, MARTIN R  
743 51ST ST SE  
WASHINGTON DC 20019-5828

VAC

NIXIE 171 DE 1 0011/29/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

.. 9400922419333070

VAC

BC: 20001271441 \*0331-00263-22-24

2001920000> 1716



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

DEAS, DEASHIA  
5014 H ST SE # 302  
WASHINGTON DC 20019-5857

NIXIE 171 DE 1 0011/29/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

.. 9400922419333070

VAC

BC: 20001271441 \*0331-02394-22-23

2001933007>2716



**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](mailto:opengovoffice@dc.gov).*