

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for property located at Square 5048-W, Lots 825-828 (the "Property") was mailed to the owners of all property within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commission on March 21, 2023. The application will be filed no earlier than forty-five (45) calendar days following March 21, 2023, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 304.5.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Property are attached hereto.


Jessica Raabe Bloomfield

3/21/2023
Date

March 21, 2023

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
Zoning Commission for the District of Columbia for
Approval of a Zoning Map Amendment**

Square 5048-W, Lots 825-828

3 BENNING HOLDCO B, LLC (the “Applicant”) hereby gives notice of its intent to file an application for a Zoning Map amendment with the Zoning Commission for the District of Columbia (the “Commission”) pursuant to Subtitle Z, Section 304 of the District of Columbia Municipal Regulations, Title 11 (“11 DCMR” or the “Zoning Regulations”). Pursuant to 11-Z DCMR § 304.5, the application will be filed with the Commission not less than forty-five (45) days from the date of this notice.

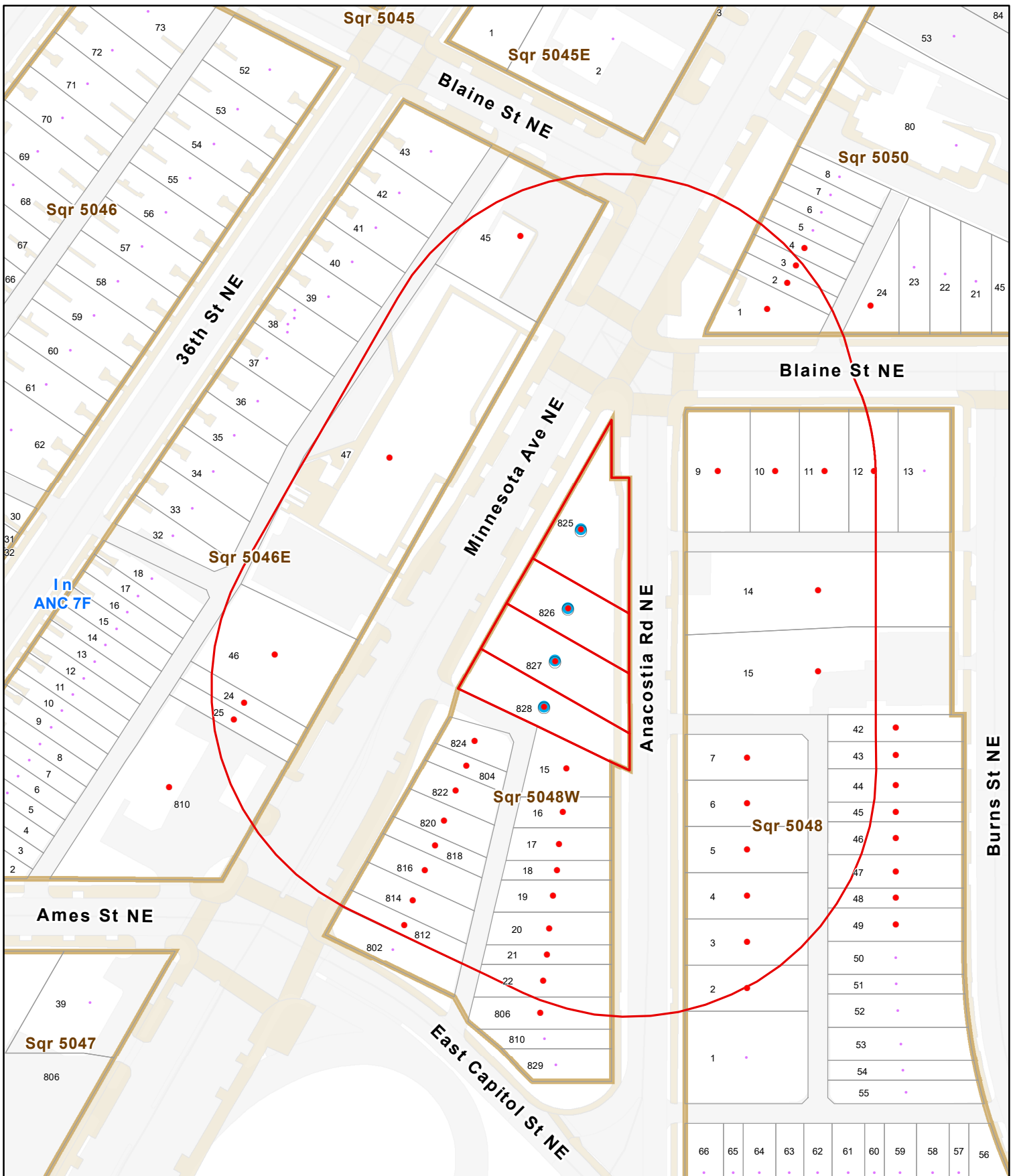
The property subject to the Zoning Map amendment application is Square 5048-W, Lots 825-828 (the “Property”), which collectively consists of approximately 20,659 square feet of land area. The Property is irregularly shaped, with frontage on Anacostia Road, NE to the east, Minnesota Avenue, NE to the west, and a 15-foot wide public alley and private property to the south. The Property is located in Ward 7 and is within the boundaries of Advisory Neighborhood Commission (“ANC”) 7F02. The Property is presently zoned RF-1.

The Applicant will seek to rezone the Property from the RF-1 zone to the Mixed Use (MU)-7A zone. The purposes of the MU-7 zones are to permit medium-density, mixed-use development and be located on arterial streets, in uptown and regional centers, and at rapid transit stops. 11-G DCMR § 400.6. The MU-7A zone permits a maximum density of 4.0 floor area ratio (“FAR”) or 4.8 FAR as an Inclusionary Zoning (“IZ”) development, of which a maximum of 1.0 FAR may be dedicated to non-residential uses. 11-G DCMR § 402.1. The MU-7A zone permits a maximum building height of 65 feet and a maximum lot occupancy of 75% or 80% as an IZ development. 11-G DCMR §§ 403.1 and 404.1.

The Property is designed Mixed-Use (Medium Density Commercial / Medium Density Residential) on the Comprehensive Plan Future Land Use Map, and is designated as a Neighborhood Conservation Area on the Comprehensive Plan Generalized Policy Map.

This notice is given pursuant to 11-Z DCMR § 304.5 which requires written notice to be sent to the affected ANC and to owners of all property within 200 feet of the perimeter of the property involved a proposed Zoning Map amendment.

The Applicant’s land use counsel is Holland & Knight LLP. Should you need additional information regarding the proposed Zoning Map amendment application, please contact Kyrus L. Freeman at 202-862-5978 or kyrus.freeman@hklaw.com.



**Subject Property ID's:
Square 5048W Lots 0825-0828**

- Subject Properties
- Radius
- Ownership Lots
- DC Squares
- ANC Boundary



DC Office of Tax and Revenue
Real Property Assessment Division
Maps and Titles Assessment Roll
Geographic Information Systems

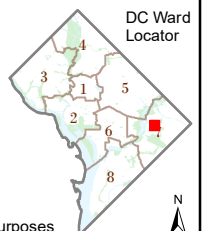


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0 50
Feet

Print Date: 2/17/2023

For general planning purposes



JEMALS MINNESOTA CORNER LLC
655 NEW YORK AVE NW STE 830
WASHINGTON DC 20001-5795

SIMMONS, LYNETTE
30 ANACOSTIA RD NE
WASHINGTON DC 20019-3353

HARRIS, DETONYA
3735 MINNESOTA AVE NE
WASHINGTON DC 20019-2639

UPPER ROOM HOUSING CORPORATION
3760 MINNESOTA AVE NE
WASHINGTON DC 20019-2600

MELIANIE V JOYNES TRUSTEES
23206 TALL POPLAR DR
CLARKSBURG MD 20871-4406

WILEY, SHARON P
3739 MINNESOTA AVE NE
WASHINGTON DC 20019-2639

SONG, SUNG J
PO BOX 8
JESSUP MD 20794-0008

GOLIDAY, CRYSTAL
3719 BANGOR ST SE
WASHINGTON DC 20020-1247

AZZA RAOUF 3 LLC
3233 SUTTON PL NW # 4
WASHINGTON DC 20016-7521

SONG, SUNG JAE
PO BOX 8
JESSUP MD 20794-0008

TAYLOR, LACHON D
22 ANACOSTIA RD NE
WASHINGTON DC 20019-3353

3 BENNING HOLDCO LLC
1010 WISCONSIN AVE NW STE 307
WASHINGTON DC 20007-3680

GREENTREE ORPORATION
3939 BENNING RD NE
WASHINGTON DC 20019-3402

WALKER, JEAN M
3741 MINNESOTA AVE NE
WASHINGTON DC 20019-2639

3 BENNING HOLDCO LLC
1010 WISCONSIN AVE NW STE 307
WASHINGTON DC 20007-3680

YEUNG, YEE
1426 PICCARD DR
ROCKVILLE MD 20850-5362

GURMU, SOPHONIAS
18 ANACOSTIA RD NE
WASHINGTON DC 20019-3353

3 BENNING HOLDCO B LLC
1010 WISCONSIN AVE NW STE 307
WASHINGTON DC 20007-3680

STEVENS, FELECIA A
40 ANACOSTIA RD NE
WASHINGTON DC 20019-3353

KELLEY, WILLIE O
3725 MINNESOTA AVE NE
WASHINGTON DC 20019-2639

3 BENNING HOLDCO B LLC
1010 WISCONSIN AVE NW STE 307
WASHINGTON DC 20007-3680

BROWN, TANYA M
PO BOX 15752
WASHINGTON DC 20003-0752

IGWE, CHIMA V
3727 MINNESOTA AVE NE
WASHINGTON DC 20019-2639

LEWIS, MAXINE W
15 ANACOSTIA RD NE
WASHINGTON DC 20019-3354

DILLARD, MARICSHA L
34 ANACOSTIA RD NE
WASHINGTON DC 20019-3353

MATTHEW, MICHELLE L
4480 S COBB DR SE
SMYRNA GA 30080-6990

TURPIN, ROGER
19 ANACOSTIA RD NE
WASHINGTON DC 20019-3354

ABREGO, JOSE S
32 ANACOSTIA RD NE
WASHINGTON DC 20019-3353

AZZA RAOUF LLC
3233 SUTTON PL NW
WASHINGTON DC 20016-7521

PAIGE, PATRICIA D
23 ANACOSTIA RD NE
WASHINGTON DC 20019-3354



GOMEZ, ISABELLA M
27 ANACOSTIA RD NE
WASHINGTON DC 20019-3354

DEBNAM, KELLY
5500 LANSING DR
TEMPLE HILLS MD 20748-4004

CAMPBELL, THOMAS L
8227 W BEACH TER NW
WASHINGTON DC 20012-2242

OCONNOR, NINA
31 ANACOSTIA RD NE
WASHINGTON DC 20019-3354

FANNIE PLAIN & C EYO
3801 BLAINE ST NE
WASHINGTON DC 20019-3356

HEDARA, KEDIJA
3816 BLAINE ST NE
WASHINGTON DC 20019-3355

ST JUDAH SPITITUAL BAPTIST CHURCH
43 ANACOSTIA RD NE
WASHINGTON DC 20019-3354

SOW, MANSITAN M
4207 BLAINE ST NE
WASHINGTON DC 20019-4527

HUFF, LEMAKIA T
46 BURNS ST NE
WASHINGTON DC 20019-3359

CARRION, BRAUDI S
3809 BLAINE ST NE
WASHINGTON DC 20019-3356

RAMIREZ, BORIS O
44 BURNS ST NE
WASHINGTON DC 20019-3359

COMFORT, NORMAN
3815 BLAINE ST NE
WASHINGTON DC 20019-3356

REID, KAREN D
40 BURNS ST NE
WASHINGTON DC 20019-3359

UPPER ROOM BAPTIST CHURCH
3760 MINNESOTA AVE NE
WASHINGTON DC 20019-2600

WHITESELL, AARON L
38 BURNS ST NE
WASHINGTON DC 20019-3359

SAINT JUDE SPIRITUAL BAPTIS CHURCH
43 ANACOSTIA RD NE
WASHINGTON DC 20019-3354

MURDOCK, DERRICK
36 BURNS ST NE
WASHINGTON DC 20019-3359

COMPREHENSIVE AND COSMETIC
3801 MINNESOTA AVE NE
WASHINGTON DC 20019-2660

NEAL, NAKEISHA K
32 BURNS ST NE
WASHINGTON DC 20019-3359

LABAT, MARGARET G
24 BURNS ST NE
WASHINGTON DC 20019-3359

SMITH, BARBARA
2047 36TH ST SE
WASHINGTON DC 20020-2419

DAVIS, DEAN W
3805 MINNESOTA AVE NE
WASHINGTON DC 20019-2660

