

TAB E

Certificate of Notice

I HEREBY CERTIFY that on September 19, 2023 a copy of the attached Notice of Intent to File a Zoning Application was sent via first-class mail to the owners of property within 200 feet of 4645 and 4649 G Street SE and 4648, 4654, 4656, 4658, and 4660 Hanna Place SE (Square 5359, Lots 0335, 0337, 0349, 0352, 0353, 0354, and 0355) and Advisory Neighborhood Commission 7E, as required by the Zoning Regulations pursuant to Subtitle Z § 304.5. A copy of the Notice of Intent to File a Zoning Application was also forwarded to Advisory Neighborhood Commission 7E and the commissioner for Single-Member District 7E02 via e-mail.

The subject application is being filed and will allow 45 days from the date on which the Notice of Intent was mailed to lapse before the application is processed. Additionally, pursuant to Subtitle Z § 304.6, the Applicant made reasonable efforts and will continue to pursue the intent to attend a duly noticed meeting of Advisory Neighborhood Commission 7E during the 45-day notice period.



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NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR A
ZONING MAP AMENDMENT

September 18, 2023

The Marshall Heights Community Development Organization, Inc. (the “Applicant”) gives notice of its intent to file an application for an amendment to the Zoning Map (the “Application”) for the properties located at 4645 and 4649 G Street SE and 4648, 4654, 4656, 4658, and 4660 Hanna Place SE, which is more particularly known as Lots 0335, 0337, 0349, 0352, 0353, 0354, and 0355 in Square 5359 (the “Property”). The Applicant is the owner of the Property.

The Property is located in the Marshall Heights neighborhood where Benning Road SE intersects with G Street SE and Hanna Place SE. The Property is an assemblage of seven (7) lots that collectively have approximately 34,622 sq. ft. of land area and is currently vacant. The Property is located in Ward 7 and is within the boundaries of Advisory Neighborhood Commission (“ANC”) 7E.

The Property is currently within the R-2 and RA-1 Zone Districts in which a narrow RA-1 zoned area extends into a much larger area primarily zoned R-2, which covers Squares 5359, 5362, 5342, and 5340. The Comprehensive Plan’s Future Land Use Map designates the Property as “Moderate-Density Residential.” The Generalized Policy Map designates the Property as a Neighborhood Conservation Area.

In connection with the Application, the Applicant proposes to rezone the Property from the R-2 and RA-1 zone to the R-3 zone. The Applicant will facilitate the development of seven (7) all affordable single family homes within the R-3 development standard. The R-3 Zone District is a low-density residential zone. As such, the Application is not inconsistent with the Comprehensive Plan.

The Application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 5 of the District of Columbia Zoning Regulations of 2016. The Application can be filed not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 304.5 of the Zoning Regulations. The land use counsel is Cozen O’Connor. For additional information regarding this Application, please contact Meridith Moldenhauer at 202-747-0763.