

**Form 101 - Application/ Petition to Amend the Zoning Map****GIS INFORMATION**

Square	Lot(s)	Existing Zoning	Requested Zoning	ANC
5359	0335, 0337, 0349, 0352, 0353, 0354, 0355	R-2/RA-1	R-2	7E02

Address of Property: 4645 and 4649 G Street SE, 4648, 4654, 4656, 4658, 4660 Hanna Place SE

If applicable , Historic District(s) , in which site is located :

ZONING INFORMATION**Square Feet:**

34,622

Previous Zoning Actions**(ZC and /or BZA Case No.s), Affecting the Above Properties:****Total area of the site (square feet/acres):**

34,622

Brief Description of Project/Proposal: 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 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 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.

CONTACT INFORMATION**Person(s) to be notified of all actions****Name:** Meridith Moldenhauer**E-mail:** MMoldenhauer@cozen.com**Firm/Organization:****Address:** 1200 19th Street NW**Phone No.s:** (202)747-0763**Phone No.s Alternate:****Person to be notified of Hearing and Decision Section****Name:** Meridith Moldenhauer**E-mail:** MMoldenhauer@cozen.com**Firm/Organization:** 1200 19th Street NW**Address:** Washington, D.C. 20036**Phone No.s:** (202)747-0763**Phone No.s Alternate:****NOTICES**

Application served on ANC, OP and Other Parties : 01/14/2020 by

NOI served on: 09/19/2023 by

Certifications**Applicant's/Petitioner's Name:**

Marshall Heights Community Development Organization

Date: 09/29/2023

Owner's Name:

Marshall Heights Community Development Organization

FEES CALCULATOR**FORM****ZONING COMMISSION AMOUNT**

District of Columbia

CASE NO. 23-28

EXHIBIT NO. 1

Form 101 - Petition to Amend the Zoning Map**Form 101 - Application/
Petition to Amend the**

Grand Total: \$650.00

SIGNATURE

Date

Meridith Moldenhauer

9/29/2023

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov