

Certificate of Notice

I HEREBY CERTIFY that on September 25, 2024, a copy of a Notice of Intent to File a Zoning Application for property located at 1401-1405 15th Street, NW (Square 210, Lot 827) (the "Property") was mailed to the owners of all property located within 200 feet of the perimeter of the Property and emailed to the affected Advisory Neighborhood Commissions 2B and 2F. The Notice of Intent was sent pursuant to Subtitle Z § 304.5 of the Zoning Regulations.

The application will be filed with the Zoning Commission no less than forty-five (45) days following September 25, 2024, in accordance with Subtitle Z § 304.5. In addition, pursuant to Subtitle Z § 304.6, the Applicant will make all reasonable efforts to attend a duly noticed meeting of the affected ANCs during the 45-day notice period.

A copy of the Notice of Intent and the list of property owners to whom the Notice of Intent was mailed are attached hereto.



Lewis Kelley

10/8/2024

Date

September 25, 2024

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

MR 1401 15th Street Retail 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 Zoning Commission not less than forty-five (45) days from the date of this notice.

Property

The subject property consists of Lot 827 in Square 210 and has approximately 7,200 square feet of land area (the “Property”). The Property’s address is 1403-1405 15th Street NW and is within the boundaries of Advisory Neighborhood Commission (“ANC”) 2F. ANC 2B is an affected ANC because the subject property is located on a street (15th Street NW) that serves as a boundary line between ANC 2F and ANC 2B.

The Property is improved with two vacant structures: (i) the Grace Reformed Church (the “Church”) and (ii) a rowhome that served as the Parish House (the “Rowhome”). The Property currently has split lot zoning with the Church currently zoned RA-5 and the Rowhome currently zoned ARTS-3. The Applicant seeks to rezone the Property from RA-5 and ARTS-3 zones to the ARTS-3 zone (i.e., the Applicant seeks to rezone the Church portion of the Property to ARTS-3 to be consistent with the zoning designation of the adjacent Rowhome). The proposed map amendment is consistent with the Property’s designation of “Moderate Density Commercial” on the Comprehensive Plan’s Future Land Use Map (“FLUM”).

ARTS-3 Zone

The purpose of the ART-3 zone is to permit medium-density, mixed-use development, with a focus on employment. The purposes of the ARTS zones (ARTS-1 through ARTS-4) include:

- (a) Require uses that encourage pedestrian activity, especially retail, entertainment, and residential uses;
- (b) Foster eighteen (18) hour activity and increased public safety;
- (c) Expand the area’s housing supply in a variety of rent and price ranges; and
- (d) Encourage adaptive reuse of older buildings in the area and an attractive combination of new and older buildings.

Comprehensive Plan Designation

The Property is designated as both Moderate Density Commercial and Medium Density Residential on the FLUM and is designated as a Neighborhood Conservation Area designation on the Generalized Policy Map (“GPM”). The Property is bordered by Main Street Mixed Use Corridors on the GPM.

Contact

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 in a proposed Zoning Map amendment.

Should you need additional information regarding the proposed Zoning Map amendment application, please contact Lewis Kelley at (202) 777-2029 or lkelly@monumentrealty.com.

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