

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

Square	Lot(s)	Existing Zoning	Requested Zoning	ANC
5088	147, 852	RA-1	RA-2	7F03
5087	74	RA-1	RA-2	7F03

Address of Property: 241 42nd Street NE; 227 42nd Street NE**If applicable , Historic District(s) , in which site is located :****ZONING INFORMATION****Square Feet:**

31,502

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

31,502

Brief Description of Project/Proposal: The Applicant requests this Map Amendment to rezone the Property from the RA-1 zone to the RA-2 zone in order to allow for the Property to be redeveloped with more affordable housing that may include grand-family and senior housing. The subject Map Amendment is consistent with the Property's designation of "Moderate-Density Residential" on the Comprehensive Plan's Future Land Use Map and the "Neighborhood Enhancement Area" designation on the Generalized Policy Map.

CONTACT INFORMATION**Person(s) to be notified of all actions****Name:** Eric DeBear**E-mail:** edebear@cozen.com**Firm/Organization:****Address:** 2001 M STREET NW**Phone No.s:** (202)747-0769**Phone No.s Alternate:****Person to be notified of Hearing and Decision Section****Name:** Eric DeBear**E-mail:** edebear@cozen.com**Firm/Organization:** 2001 M STREET NW**Address:** WASHINGTON**Phone No.s:** (202)747-0769**Phone No.s Alternate:****NOTICES****Application served on ANC, OP and Other Parties :** 10/15/2024 by**NOI served on:** 07/26/2024 by**Certifications****Applicant's/Petitioner's Name:**

Ward Memorial AME Church

Date: 01/30/2025**Owner's Name:**

Ward Memorial Church

Ward Memorial AME Church

The Ward Memorial AME Church, Benning DC

FEE CALCULATOR**ZONING COMMISSION**

District of Columbia

CASE NO.25-01

EXHIBIT NO.1

FORM**AMOUNT**

Form 101 - Petition to Amend the Zoning Map**Form 101 - Application/
Petition to Amend the
Zoning Map****Grand Total: \$650.00****SIGNATURE****Date**

Eric DeBear

1/30/2025

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