



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

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| 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
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