

### **Certificate of Notice**

I HEREBY CERTIFY that on August 26, 2025 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 701 Howard Road SE (Square 5861, Lot 89) and Advisory Neighborhood Commission 8A, as required by the Zoning Regulations pursuant to Subtitle Z §§ 301.6, 301.7 and 301.10(e).

Additionally, pursuant to Subtitle Z § 301.8, prior to filing the subject application, the Applicant Cedar Tree Academy met and discussed the proposed project with the following community groups and D.C. agencies. The Applicant presented to ANC 8A at its September 2025 public meetings. The Applicant corresponded with the D.C. Office of Planning in August 2025 and October 2025. The Applicant will also meet with the D.C. Department of Transportation in October 2025.

A handwritten signature in blue ink, appearing to read "Eric J. DeBear", is written over a horizontal line.

Eric J. DeBear

## NOTICE OF INTENT TO FILE A ZONING APPLICATION

### Application to the D.C. Zoning Commission for a Modification with Hearing to Design Review Approval

August 26, 2025

Cedar Tree Academy Public Charter School (the “**Applicant**”) gives notice of its intent to file an application for a modification with hearing to Zoning Commission Order 24-23 (the “**Approved Case**”) for the property located at 701 Howard Road SE (Square 5861, Lot 89) (the “**Property**”). As part of the Approved Case, the Zoning Commission approved design review of the Applicant’s new school building (the “**Project**”) in the North Howard Road (NHR) zone district. The Project has not been constructed.

The Property is located in the NHR zone and contains approximately 77,530 square feet of land area. The Property is improved with a three-story school building (the “**Existing Building**”) and surface parking lot that is used for the Applicant’s school. The Anacostia Metrorail Station is less than a ¼ mile from the Property. The Property is within the jurisdiction of Advisory Neighborhood Commission 8A.

As part of this application, the Applicant proposes to modify the architecture and layout of the Project in the Approved Case. The new proposal will integrate the Existing Building with a new structural addition to the rear of the Property (the “**Revised Project**”). The Revised Project will be three stories and will include approximately 59,001 sq. ft. of gross floor area (.76 FAR). The Revised Project will incorporate the existing parking lot at the Property and include playground space along the eastern side of the Property. The Applicant intends to seek zoning relief from the requirements for minimum residential floor-area-ratio of 2.5 (as in the Approved Case) and ground floor design on a designated street in the NHR zone.

The modification will be filed with the District of Columbia Zoning Commission under Subtitle Z, Chapter 3 and Chapter 7 of the District of Columbia Zoning Regulations of 2016 (11 DCMR effective September 6, 2016, as amended). The modification can be filed not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z §§ 301.6 and 301.7 of the Zoning Regulations. The architect is A2 Design, Inc. Land use counsel is Cozen O’Connor. The Applicant is available to discuss the proposed development with all interested and affected groups and individuals. Should you need any additional information regarding the proposed design review application, please contact Eric DeBear at [edebear@cozen.com](mailto:edebear@cozen.com) or 202-747-0769.