

## CERTIFICATE OF NOTICE

I HEREBY CERTIFY that on January 23, 2026, a copy of the attached Notice of Intent to File a Zoning Application for a Zoning Map Amendment for LWH 801 R LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 2G, to the owners of all property within 200 feet of the perimeter of the Property, and to each lessee having a lease with the Applicant for all or part of any building located on Lot 55 in Square 395 (the “**Property**”), the property that is the subject of the proposed Zoning Map amendment, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 304.5.

The Applicant met with the Office of Planning regarding the Property and the Zoning Map amendment on January 20, 2026, and January 22, 2026.

The Applicant presented the Zoning Map amendment to ANC 2G on June 13, 2024 and February 12, 2026.

/s/ \_\_\_\_\_  
Cary Kadlecek

## **NOTICE OF INTENT TO FILE A ZONING APPLICATION**

### **APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR A ZONING MAP AMENDMENT**

January 23, 2026

Lincoln-Westmoreland Housing (the “**Applicant**”) gives notice of its intent to file an application for an amendment to the Zoning Map (the “**Application**”) to rezone the property known as Lot 55 in Square 395, with the address of 801-811 R Street NW (the “**Property**”).

The Property is located in Ward 2 and is bounded by 9<sup>th</sup> Street NW to the west, private property to the north, 8<sup>th</sup> Street NW to the east, and R Street NW to the south. The Property contains approximately 64,568 square feet of land area and is improved with several low-rise apartment buildings and surface parking.

On the Comprehensive Plan Future Land Use Map, the Property is designated Mixed-Use Medium Density Residential and Medium Density Commercial. The Property is in a Neighborhood Enhancement Area on the Comprehensive Plan Generalized Policy Map.<sup>1</sup> The existing zoning for the Property is RA-2.

With the Application, the Applicant proposes to rezone the Property to the MU-10 zone. The MU-10 zone permits a maximum height of 90 feet (100 feet with Inclusionary Zoning), not including penthouse, and a maximum density of 6.0 floor area ratio (“**FAR**”) (7.2 FAR with Inclusionary Zoning) (3.0 FAR for non-residential uses). The Application will facilitate a future residential development led by the Applicant.

This Application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 5 of the Zoning Regulations at least 45 days after the date of this notice, which is given pursuant to Subtitle Z § 304.5 of the Zoning Regulations.

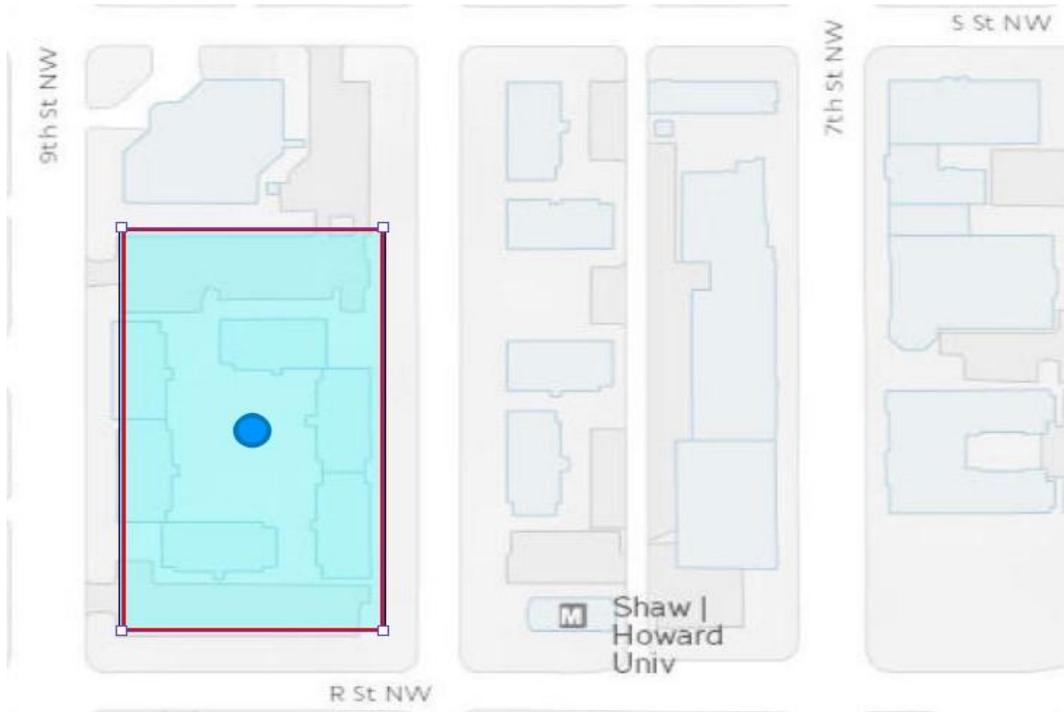
The Property is located within Advisory Neighborhood Commission (“**ANC**”) 2G. As required under Subtitle Z § 304.6 of Zoning Regulations, the Applicant will make all reasonable efforts to attend a duly noticed meeting of ANC 2G prior to filing the Application with the Zoning Commission.

The Applicant is available to discuss the proposed Zoning Map amendment with all interested groups and individuals. Goulston & Storrs PC is land use counsel to the Applicant. If you require additional information regarding the Application, please contact Cary Kadlecsek, Esq. at (202) 721-1113 or ckadlecsek@goulstonstorrs.com.

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<sup>1</sup> Additional information on the Comprehensive Plan – District Elements, including the FLUM and GPM is available at: <https://planning.dc.gov/comprehensive-plan>

**MAP SHOWING THE PROPERTY TO BE REZONED FROM RA-2 TO MU-10**



LEEGACY DC LLC  
10573 W PICO BLVD # 429  
LOS ANGELES CA 90064-2333

HARDY, JACQUELINE, KIRBY, ISABELLE, KIRBY, FRANK,  
LEWIS, PSYCHE & TRAYLOR, GRACE  
904 S ST NW  
WASHINGTON DC 20001-4116

DISTRICT OF COLUMBIA  
2000 14TH ST NW 8TH FLOOR  
WASHINGTON DC 20009-4487

KIRSTEN IRIS NEUS SWIFT &  
HARVEY CLAYTON SWIFT TRUSTEES  
902 S ST NW  
WASHINGTON DC 20001

KIRN, JONATHAN F  
907 R ST NW  
WASHINGTON DC 20001-4109

MOSLEY, KIMBERLY & MOSLEY, SAMUEL  
1652 U ST SE  
WASHINGTON DC 20020-4831

PARNES, SARI E & PARNES, DANIEL S  
909 R ST NW  
WASHINGTON DC 20001-4109

BROWN, MICHAEL L  
PO BOX 392632  
SNELLVILLE GA 30039-0044

JOHN L SYPHAX TRUSTEE  
907 M ST NW  
WASHINGTON DC 20001-4303

IVERSON, THOMAS G  
905 FRENCH ST NW  
WASHINGTON DC 20001-4145

SZOSTAK, STEPHEN D & WINKLER, AARON F  
900 FRENCH ST NW  
WASHINGTON DC 20001-4146

BP2 LLC  
C/O BEVERLY PARKER  
422 COSTANERA RD  
CORAL GABLES FL 33143-6564

DORE 930 LLC  
1590 N COLONIAL TER  
ARLINGTON VA 22209-1406

MOHABIR, JUNE M & MOHABIR, MARTIN M  
9113 SUDBURY RD  
SILVER SPRING MD 20901-3525

LOCKLEAR, KAREN & NEHEMIAH, LYNN D  
817 WOODSIDE PKWY  
SILVER SPRING MD 20910-4275

PIETRZYKOSKI, MARK  
1712 9TH ST NW  
WASHINGTON DC 20001-4118

COLLINS, TODD J  
1800 CAMDEN RD # 107-114  
CHARLOTTE NC 28203-4690

NATHNIEL JOY TRUSTEE  
12420 GLADYS RETREAT CIR  
BOWIE MD 20720-33486

WALLACE, MURISSA  
906 S ST NW  
WASHINGTON DC 20001

CHINGOS, ABIGAIL & CHINGOS, MATTHEW  
1714 9TH ST NW  
WASHINGTON DC 20001-4118

WALKER, JAMIL R  
1708 9TH ST NW # A  
WASHINGTON DC 20001-4105

PALZA, SHIELA M  
CAJA POSTAL 500-4013 ATENAS A 20501  
COSTA RICA

WIGGINS, ELLEN & BASILE, THOMAS D  
1708 9TH ST NW # B  
WASHINGTON DC 20001-4105

CHAMBERLAIN, AMY J & PEIXOTO, TIAGO C  
910 S ST NW # 1  
WASHINGTON DC 20001-4116

SHRODER, EMILY & ALEXANDER, PAUL  
1708 9TH ST NW # C  
WASHINGTON DC 20001-4105

MERRITT, TAMARA & MERRITT, PAUL TRUSTEES  
1310 Q ST NW APT 3  
WASHINGTON DC 20009-6298

EVANS, MARK G  
156 SHORTY LN  
OIL CITY PA 16301-7024

HANSEN, GAIL R & HANSEN, PETER M  
912 S ST NW # 1  
WASHINGTON DC 20001-4116

BONNER, ELIZABETH A & SHERWOOD, SAMUAL D  
1704 9TH ST NW # 1  
WASHINGTON DC 20001-4173

PARKER, JEANETTE J & GORDON, JIM C  
912 S ST NW # 2  
WASHINGTON DC 20001-4116

SNODGRASS, FRANCIS D  
1704 9TH ST NW # 2  
WASHINGTON DC 20001-4102

D, SATTERFIELD & ONEAL, O  
900 S ST NW # 1  
WASHINGTON DC 20001-4116

JUNK, DAWN L  
903 R ST NW # 1  
WASHINGTON DC 20001-4109

ELTAHIR, AIMAN & TAHA, TAHA E  
900 S ST NW # 2  
WASHINGTON DC 20001-4116

BOSSERMAN, MATTHEW D  
903 R ST NW # 2  
WASHINGTON DC 20001-4109

MS. TAMMY STIDHAM  
US GOVERNMENT PROPERTY  
NATIONAL PARK SERVICE  
1100 OHIO DRIVE SW  
WASHINGTON DC 20242

JUNK, DAWN L  
2319 PRETTY BAYOU ISLAND DR  
PANAMA CITY FL 32405-2122

NEW BETHEL BAPTIST CHURCH  
1739 9TH ST NW  
WASHINGTON DC 20001-4131

MORAN, KEVIN  
111 N 12TH ST UNIT 1722  
TAMPA FL 33602-3684

NEW BETHEL BAPTIST CHURCH  
C/O KEY PROPERTY MANAGEMENT  
801 RHODE ISLAND AVE NW  
WASHINGTON DC 20001-3194

MCF HERITAGE 1700 LLC  
4800 MONTGOMERY LN STE 600  
BETHESDA MD 20814-3460

Williams, Tyniqua  
801 R ST NW APT # 203  
WASHINGTON DC 20001

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY  
(WMATA)  
600 5TH ST NW  
WASHINGTON DC 20001-2610

Schafer, Randi  
801 R ST NW APT # 204  
WASHINGTON DC 20001

LINCOLN-WESTMORELAND HOUSING  
1730 7TH ST NW  
WASHINGTON DC 20001-3129

Torres Arias, Jose  
801 R ST NW APT #301  
WASHINGTON DC 20001

CHANNING PHILLIPS HOMES LLC  
1730 7TH ST NW  
WASHINGTON DC 20001-3129

Huggins El, Khadijah  
801 R ST NW APT # 303  
WASHINGTON DC 20001

ANC 2G  
PO BOX 26181  
WASHINGTON DC 20001-9997

Rubi Andrade, Elida  
801 R ST NW APT # 304  
WASHINGTON DC 20001

HOWARD GARRETT JR.  
ANC 2G01  
618 T ST NW APT 709  
WASHINGTON DC 20001

Callejas-Godinez, Margarita  
803 R ST NW APT # 101  
WASHINGTON DC 20001

Zaldivar de Guevara, Delmis  
801 R ST NW APT # 101  
WASHINGTON DC 20001

Lawson, Jessica  
803 R ST NW APT # 102  
WASHINGTON DC 20001

Garcia Gatica, Diomedes  
801 R ST NW APT # 102  
WASHINGTON DC 20001

Brisbon, Gwendolyn  
803 R ST NW APT # 103  
WASHINGTON DC 20001

Alvarado Franco,, Cesar  
801 R ST NW APT # 103  
WASHINGTON DC 20001

Morgan, Sandra  
803 R ST NW APT # 104  
WASHINGTON DC 20001

Maynard, Adam  
801 R ST NW APT # 201  
WASHINGTON DC 20001

Cantorán, Antonio  
803 R ST NW APT # 201  
WASHINGTON DC 20001

Zarate Perez, Jerjes  
803 R ST NW APT # 202  
WASHINGTON DC 20001

Stephenson, Summer  
805 R ST NW APT # 201  
WASHINGTON DC 20001

Fuentes Hernandez, Jose  
803 R ST NW APT # 203  
WASHINGTON DC 20001

Hawkins, Karen  
805 R ST NW APT # 202  
WASHINGTON DC 20001

Hemingway, Barry  
803 R ST NW APT # 204  
WASHINGTON DC 20001

Fields, Geraldine  
805 R ST NW APT # 203  
WASHINGTON DC 20001

Stewart, Darlene  
803 R ST NW APT #301  
WASHINGTON DC 20001

Barji, Mina  
805 R ST NW APT # 204  
WASHINGTON DC 20001

Clark, Benjamin  
803 R ST NW APT # 302  
WASHINGTON DC 20001

Chapman, Taylor  
805 R ST NW APT #301  
WASHINGTON DC 20001

Washington, Jewell  
803 R ST NW APT # 303  
WASHINGTON DC 20001

Washington, Ellen  
805 R ST NW APT # 302  
WASHINGTON DC 20001

Tejeda Ramirez, Ulises  
803 R ST NW APT # 304  
WASHINGTON DC 20001

McLead, Percilla  
805 R ST NW APT # 303  
WASHINGTON DC 20001

Johnson, Nadia  
805 R ST NW APT # 101  
WASHINGTON DC 20001

Brockington, Sharra  
805 R ST NW APT # 304  
WASHINGTON DC 20001

Flythe, William  
805 R ST NW APT # 103  
WASHINGTON DC 20001

Faison, Mone  
807 R ST NW APT # 101  
WASHINGTON DC 20001

Wilson, Julia  
805 R ST NW APT # 104  
WASHINGTON DC 20001

Cheeks, Belinda  
807R ST NW APT # 102  
WASHINGTON DC 20001

Velasquez Palomeque, Jose  
807R ST NW APT # 103  
WASHINGTON DC 20001

Thornton, Collin  
809 R ST NW APT # 102  
WASHINGTON DC 20001

Loving Smith, Shannon  
807 R ST NW APT # 104  
WASHINGTON DC 20001

Oden, Kimberly  
809 R ST NW APT # 103  
WASHINGTON DC 20001

Long, Marcus  
807 R ST NW APT # 201  
WASHINGTON DC 20001

Harper, LaPorsha  
809 R ST NW APT # 104  
WASHINGTON DC 20001

Harris, Kathy  
807 R ST NW APT # 202  
WASHINGTON DC 20001

Remigio Jacinto, Celso  
809 R ST NW APT # 201  
WASHINGTON DC 20001

Brown, Shanita  
807 R ST NW APT # 203  
WASHINGTON DC 20001

Lane, Ashley  
809 R ST NW APT # 202  
WASHINGTON DC 20001

Tino, Carlos  
807 R ST NW APT #301  
WASHINGTON DC 20001

Moran, Israel  
809 R ST NW APT # 203  
WASHINGTON DC 20001

Ross, La'Tasha  
807 R ST NW APT # 302  
WASHINGTON DC 20001

Escobar Fuentes, Ana  
809 R ST NW APT # 204  
WASHINGTON DC 20001

Jones, Arlene  
807 R ST NW APT # 303  
WASHINGTON DC 20001

Cates, Nakeitha  
809 R ST NW APT # 302  
WASHINGTON DC 20001

Garcia Pablo, Floriberto  
807 R ST NW APT # 304  
WASHINGTON DC 20001

Blake, Nydia  
809 R ST NW APT # 303  
WASHINGTON DC 20001

Carranza-Flores, Elena  
809 R ST NW APT # 101  
WASHINGTON DC 20001

Medrano, Juana  
809 R ST NW APT # 304  
WASHINGTON DC 20001

Guzman, Jesica  
811 R ST NW APT # 101  
WASHINGTON DC 20001

Satey, Ana  
811 R ST NW APT # 303  
WASHINGTON DC 20001

Chaves, Blanca  
811 R ST NW APT # 102  
WASHINGTON DC 20001

Mejia, Christina  
811 R ST NW APT # 304  
WASHINGTON DC 20001

Jimenez, Antonia  
811 R ST NW APT # 103  
WASHINGTON DC 20001

Cantoran Francisco, Carlos  
811 R ST NW APT # 104  
WASHINGTON DC 20001

Ford, Theresa  
811 R ST NW APT # 201  
WASHINGTON DC 20001

Sanchez Paredes, Michael  
811 R ST NW APT # 202  
WASHINGTON DC 20001

Ford, Jeanette  
811 R ST NW APT # 203  
WASHINGTON DC 20001

Molina, Sandra  
811 R ST NW APT # 204  
WASHINGTON DC 20001

Jones, Marquita  
811 R ST NW APT #301  
WASHINGTON DC 20001

Sullivan, Sabrina  
811 R ST NW APT # 302  
WASHINGTON DC 20001