

Certificate of Notice

I HEREBY CERTIFY that on July 14, 2025, a copy of a Notice of Intent to File a Zoning Application for property located at 1337, 1339, and 1327 Girard Street NW (Square 2855, Lots 71, 72, and 803 respectively) (the "Property") was mailed to the owners of all property located within 200 feet of the perimeter of the Property and mailed to the affected Advisory Neighborhood Commissions 1A and 1B. 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 July 14, 2025, 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.



Claudia Hernandez

7/14/25

Date

July 14, 2025

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

Andy and Debbie Wilson LLC (the “Applicant”) hereby gives notice of its intent to file an application for a Zoning Map Amendment (the “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 Lots 71, 72, and 803 in Square 2855, and has approximately 14,664 square feet of land area (the “Property”). The lots are addressed as 1337 Girard Street NW, 1339 Girard Street NW, and 1327 Girard Street NW, respectively. The property is within the boundaries of Advisory Neighborhood Commission (“ANC”) 1A. ANC 1B is an affected ANC because the subject property is located on a street (Girard Street NW) that serves as a boundary line between ANC 1A and ANC 1B.

Lot 803 is currently vacant. Lots 71 and 72 are each improved with rowhouse structures used as apartments. The Property is currently zoned RF-1. The Applicant seeks to rezone the Property from RF-1 to RA-4. The new zoning will be consistent with that of, and adjacent to, properties already zoned RA-4 along Girard Street NW and 14th Street immediately to the west. There will be a consistent grouping of RA-4 properties.

The applicant is proposing development comparable to the recently completed nine story building at 2801 14th Street NW. Immediately adjacent to the proposed rezoning area is a property fronting on Girard Street, but carrying the address of 2801 14th Street NW. This is a nine-story building, and a similar development will be facilitated. The rezoning will also be consistent with transit-oriented development in the area proximate to the Columbia Heights metro station. The RA-4 Zone permits development with a maximum height of 90 feet, and a maximum floor area ratio (“FAR”) of 3.5, or 4.2 for an inclusionary zoning development.

RA-4 Zone

The purposes of the RA-4 zone are to:

- (a) Permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts; and
- (b) Permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones.

The RA-4 zone provides for areas developed with predominantly medium- to high-density residential.

Comprehensive Plan Designation

The Property is designated as Medium Density Residential on the Comprehensive Plan's Future Land Use Map ("FLUM") and is designated as a Neighborhood Conservation Area on the Generalized Policy Map ("GPM"). Approximately 1,862 square feet of Lot 803 are designated as Moderate Density Residential on the FLUM. The Property is adjacent to a Main Street Mixed Use Corridor (along 14th Street) 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. Pursuant to 11-Z DCMR § 304.6, the Applicant will request to present the Amendment to ANCs 1A and 1B in the near future.

The Applicant is available to discuss the proposed Amendment with all interested and affected groups and individuals. Should you need additional information regarding the proposed Zoning Map amendment application, please contact Abdullah Hijazi at (301) 464-4646 or ahijazi@hijazilaw.com.

HAIBEL, ELIZABETH
1336 HARVARD ST NW # 1
WASHINGTON DC 20009-4904

MCGRAIN, MICHELLE A
1316 HARVARD ST NW # 1
WASHINGTON DC 20009-5299

PETERS, ERICK K
1326 GIRARD ST NW PH
WASHINGTON DC 20009-7912

MCGRAIN, MICHELLE A
1316 HARVARD ST NW # 1
WASHINGTON DC 20009-5299

ENGLAND, RACHAEL
1316 HARVARD ST NW
WASHINGTON DC 20009-4904

MURPHY, JOHN D
1326 GIRARD ST NW APT 3
WASHINGTON DC 20009-7912

NICHOLS, PAUL
14757 MAIN ST
UPPR MARLBORO MD 20772-3004

WIT, JOEL
1316 HARVARD ST NW # 3
WASHINGTON DC 20009-5299

STOLTZFUS, CARRIE N
1326 GIRARD ST NW APT 2
WASHINGTON DC 20009-7912

BETOURNEY, CHANDA M
3209 11TH ST NW APT A
WASHINGTON DC 20010-2403

RONALD ALLEN MUNIA TRUSTEE
2818 13TH ST NW
WASHINGTON DC 20009-5318

HURON, DOUGLAS B
1326 GIRARD ST NW
WASHINGTON DC 20009-6985

MORGAN, AMBER K
1358 GIRARD ST NW APT 2
WASHINGTON DC 20009-6908

STOLTZFUS, CARRIE N
1326 GIRARD ST NW APT 2
WASHINGTON DC 20009-7912

SCHWARTZ, BENJAMIN
1326 GIRARD ST NW # B2
WASHINGTON DC 20009-6985

SHAH, MILAN
1358 GIRARD ST NW # 3
WASHINGTON DC 20009-6951

OURA, HIROKO
1326 GIRARD ST NW # 5
WASHINGTON DC 20009-7912

SPECKER, ANNE M
1323 GIRARD ST NW # 1
WASHINGTON DC 20009-4915

DAVIDSON, ALEXANDRA B
1336 HARVARD ST NW # 3
WASHINGTON DC 20009-4904

MURPHY, JOHN D
1326 GIRARD ST NW APT 3
WASHINGTON DC 20009-7912

SWARTZ, STEVE M
1323 GIRARD ST NW # 2
WASHINGTON DC 20009-4915

ASIM, SALMAN
1336 HARVARD ST NW # 2
WASHINGTON DC 20009-4904

HURON, DOUGLAS B
1326 GIRARD ST NW
WASHINGTON DC 20009-6985

ESCOBAR, ARMANDO EDUARDO G
1323 GIRARD ST NW # 3
WASHINGTON DC 20009-4915

ENGLAND, RACHAEL
1316 HARVARD ST NW # 2
WASHINGTON DC 20009-5299

PETERS, ERICK K
1326 GIRARD ST NW
WASHINGTON DC 20009-6985

GILGES, KEITH R
11 INNIS BROOK LN
BRENTWOOD TN 37027-8941

WIT, JOEL
1316 HARVARD ST NW # 3
WASHINGTON DC 20009-5299

OURA, HIROKO
1326 GIRARD ST NW # 5
WASHINGTON DC 20009-7912

TIARKS, MARIA C
1600 NE 1ST AVE APT 2111
MIAMI FL 33132-1263



NATHAN, BENJAMIN M
1323 GIRARD ST NW UNIT 6
WASHINGTON DC 20009-5441

RONALD ALLEN MUNIA TRUSTEE
2818 13TH ST NW
WASHINGTON DC 20009-5318

JAHANBIN, VASAL
5903 KINGSWOOD RD
BETHESDA MD 20814-1821

GIANNOZZI, SARA
1323 GIRARD ST NW # 7
WASHINGTON DC 20009-4915

LH DECATUR LLC
1380 MONROE ST NW # 431
WASHINGTON DC 20010-3452

1332 HARVAR LLC
436 14TH ST STE 1417
OAKLAND CA 94612-2716

MENON, MRINAL
1323 GIRARD ST NW UNIT 8
WASHINGTON DC 20009-5441

ASHBURN LLC
1909 19TH ST NW # 709
WASHINGTON DC 20009-1232

NEWMAN, CONSTANCE
5302 14TH ST NW
WASHINGTON DC 20011-3612

GILGES, KEITH R
11 INNIS BROOK LN
BRENTWOOD TN 37027-8941

AYELE, ABEL
1337 GIRARD ST NW
WASHINGTON DC 20009-5747

SAVERSON, ESTER
1328 HARVARD ST NW
WASHINGTON DC 20009-4904

MENON, MRINAL
1323 GIRARD ST NW UNIT 8
WASHINGTON DC 20009-5441

LABAT, MARGARET
8517 2ND AVE
SILVER SPRING MD 20910-3378

SALAMANCA, JOSE A
1326 HARVARD ST NW
WASHINGTON DC 20009-4904

TIARKS, MARIA C
1600 NE 1ST AVE APT 2111
MIAMI FL 33132-1263

VIDOS, CONSTANCE
1342 HARVARD ST NW
WASHINGTON DC 20009-5296

COLBERT, MACHAH
1348 GIRARD ST NW
WASHINGTON DC 20009-6951

SWARTZ, STEVE M
1323 GIRARD ST NW # 2
WASHINGTON DC 20009-4915

MAHONEY, VALI A
3634 10TH ST NW
WASHINGTON DC 20010-1404

MADIGAN, JAMES P
1346 GIRARD ST NW
WASHINGTON DC 20009-6951

ESCOBAR, ARMANDO EDUARDO G
1323 GIRARD ST NW # 3
WASHINGTON DC 20009-4915

1320 HARVARD STREET LLC
3265 PROSPECT ST NW
WASHINGTON DC 20007-3215

LEE, DANGSUN S
1344 GIRARD ST NW
WASHINGTON DC 20009-6951

NATHAN, BENJAMIN M
1323 GIRARD ST NW UNIT 6
WASHINGTON DC 20009-5441

ANDY AND DEBBIE WILSON LLC
1350 BEVERLY RD
MC LEAN VA 22101-3961

BREUNER, SUSAN
1312 GIRARD ST NW
WASHINGTON DC 20009-6951

RONALD ALLEN MUNIA TRUSTEE
2818 13TH ST NW
WASHINGTON DC 20009-5318

MEJIA, ALFONSO
1324 HARVARD ST NW
WASHINGTON DC 20009-4904

BRUENER, THOMAS
1310 GIRARD ST NW
WASHINGTON DC 20009-6951



BREUNER, SUSAN J
1310 GIRARD ST NW
WASHINGTON DC 20009-6951

CAMERON, OSWALD
2728 13TH ST NW
WASHINGTON DC 20009-5316

ARIAS, JOSE
1304 GIRARD ST NW
WASHINGTON DC 20009-6951

BIRINGEN, EMRE
2722 13TH ST NW
WASHINGTON DC 20009-5316

JULIE B CLAYTON TRUSTEE
632 SERRANO DR
SAN LUIS OBISPO CA 93405-1752

EASTER SEALS GREATER
1420 SPRING ST
SILVER SPRING MD 20910-2701

KENT, JENNIFER M
1342 GIRARD ST NW
WASHINGTON DC 20009-6951

HOLT, HAILEY L
1336 GIRARD ST NW
WASHINGTON DC 20009-6951

GARDNER, KAMILLE
2812 13TH ST NW # 3
WASHINGTON DC 20009-5318

WOOD, ANITA L
1340 GIRARD ST NW
WASHINGTON DC 20009-6951

PEARCE, GEORGE
5800 CONNECTICUT AVE
CHEVY CHASE MD 20815-4242

MAURO, DAVID W
2812 13TH ST NW # 2
WASHINGTON DC 20009-5318

HINDS, LORRAINE
1338 GIRARD ST NW
WASHINGTON DC 20009-6951

RICHARDSON, SHAWN
10202 BROOKHAVEN LN
UPPR MARLBORO MD 20772-6683

BARTCZAK, AGATA M
2812 13TH ST NW # 3
WASHINGTON DC 20009-5318

BRESLIN, JOSEPH A
4513 DALTON RD
CHEVY CHASE MD 20815-3732

LESTER, COLLIN K
1318 GIRARD ST NW
WASHINGTON DC 20009-6951

POLANIN, JOSHUA R
2812 13TH ST NW # 4
WASHINGTON DC 20009-5318

PERRONE, DANIEL T
4513 DALTON RD
CHEVY CHASE MD 20815-3732

AGHABOZORG, RYAN O
1316 GIRARD ST NW
WASHINGTON DC 20009-6951

NEIGHBORHOOD PARTNERS 14 LLC
1601 CONNECTICUT AVE NW STE 300
WASHINGTON DC 20009-1076

DENA R BLACK BOWEN TRUSTEE
1605 TAYLOR ST NW
WASHINGTON DC 20011-5310

WULFERT, DAVID
1314 GIRARD ST NW
WASHINGTON DC 20009-6951

NEIGHBORHOOD PARTNERS 14 LLC
1601 CONNECTICUT AVE NW STE 300
WASHINGTON DC 20009-1076

PFLASTERER, STEVEN J
1302 GIRARD ST NW
WASHINGTON DC 20009-6951

VAN METRE COLUMBIA UPTOWN
9900 MAIN ST STE 500
FAIRFAX VA 22031-3907

SAMUEL J SIMMONS NCBA ESTATES #1
1220 L ST NW STE 800
WASHINGTON DC 20005-4023

DONALDSON, JAMES A
1300 GIRARD ST NW
WASHINGTON DC 20009-6951

GOLDEN, WILLIAM L
1306 GIRARD ST NW
WASHINGTON DC 20009-6951

CARL F WEST LLC
1220 L ST NW STE 800
WASHINGTON DC 20005-4023



NCBA HOUSING DEVELOPMENT
1220 L ST NW STE 800
WASHINGTON DC 20005-4023

CARL F WEST LLC
1220 L ST NW STE 800
WASHINGTON DC 20005-4023

SAMUEL J SIMMONS NCBA ESTATES #1
1220 L ST NW STE 800
WASHINGTON DC 20005-4023

CARL F WEST LLC,
1220 L ST NW STE 800
WASHINGTON DC 20005-4023

NCBA HOUSING DEVELOPMENT
1220 L ST NW STE 800
WASHINGTON DC 20005-4023

SAMUEL J SIMMONS NCBA ESTATES #1
1220 L ST NW STE 800
WASHINGTON DC 20005-4023

CARL F WEST LLC
1220 L ST NW STE 800
WASHINGTON DC 20005-4023

In addition to the preceding list of property owners, the first Notice of Intent was also sent to:

Advisory Neighborhood Commission 1A
3400 11th Street, NW, Suite #200
Washington, DC 20010

Advisory Neighborhood Commission 1B
2000 14th Street NW, Suite 100B
Washington, CD 20009

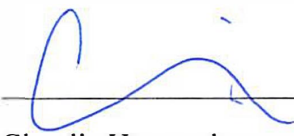
The Applicant later learned that notice to ANC1B was not required, because the border between the ANCs is not actually located along Girard Street.

Certificate of Notice

I HEREBY CERTIFY that on August 19, 2025, a copy of a Notice of Intent to File a Zoning Application for property located at 1337, 1339, and 1327 Girard Street NW (Square 2855, Lots 71, 72, and 803 respectively) (the "Property") was mailed to each lessee having a lease with the owner for all or part of any building located on the Property. This mailing is supplemental to the previous mailing sent on July 14, 2025, to the owners of all property located within 200 feet of the perimeter of the Property and the affected Advisory Neighborhood Commissions 1A and 1B. Both Notices of Intent were 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 August 19, 2025, in accordance with Subtitle Z § 304.5. In addition, pursuant to Subtitle Z § 304.6, the Applicant met with ANC 1A on June 5, 2025, and will make all reasonable efforts to attend a duly noticed meeting of ANC 1B within the 45-day notice period.

A copy of this 2nd Notice of Intent and the list of lessees to whom the Notice of Intent was mailed are attached hereto.



Claudia Hernandez

8/19/25

Date

August 19, 2025

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

Andy and Debbie Wilson LLC (the “Applicant”) hereby gives notice of its intent to file an application for a Zoning Map Amendment (the “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.

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Lot 803 is currently vacant. Lots 71 and 72 are each improved with rowhouse structures used as apartments. The Property is currently zoned RF-1. The Applicant seeks to rezone the Property from RF-1 to RA-4. The new zoning will be consistent with that of, and adjacent to, properties already zoned RA-4 along Girard Street NW and 14th Street immediately to the west. There will be a consistent grouping of RA-4 properties.

The applicant is proposing development comparable to the recently completed nine story building at 2801 14th Street NW. This development is proposed to occur on the vacant lot at 1327 Girard Street, although the rezoning area is proposed to include all three above-mentioned properties. Immediately adjacent to the proposed rezoning area is a property fronting on Girard Street, but carrying the address of 2801 14th Street NW. This is a nine-story building, and a similar development will be facilitated. The rezoning will also be consistent with transit-oriented development in the area proximate to the Columbia Heights metro station. The RA-4 Zone permits development with a maximum height of 90 feet, and a maximum floor area ratio (“FAR”) of 3.5, or 4.2 for an inclusionary zoning development.

RA-4 Zone

The purposes of the RA-4 zone are to:

- (a) Permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts; and
- (b) Permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones.

The RA-4 zone provides for areas developed with predominantly medium- to high-density residential.

Comprehensive Plan Designation

The Property is designated as Medium Density Residential on the Comprehensive Plan's Future Land Use Map ("FLUM") and is designated as a Neighborhood Conservation Area on the Generalized Policy Map ("GPM"). Approximately 1,862 square feet of Lot 803 are designated as Moderate Density Residential on the FLUM. The Property is adjacent to a Main Street Mixed Use Corridor (along 14th Street) 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, to owners of all property within 200 feet of the perimeter of the property involved in a proposed Zoning Map amendment, and to each lessee having a lease with the owner for all or part of any building located on the property involved in the application. Pursuant to 11-Z DCMR § 304.6, the Applicant presented the Amendment to ANC 1A on June 5, 2025, and will present to ANC 1B in the near future.

The Applicant is available to discuss the proposed Amendment with all interested and affected groups and individuals. Should you need additional information regarding the proposed Zoning Map amendment application, please contact Abdullah Hijazi at (301) 464-4646 or ahijazi@hijazilaw.com.

MR. RIGABERTO GOMEZ
1339 GIRARD ST NW
FIRST FLOOR
WASHINGTON DC 20009

TENANT/OCCUPANT
1339 GIRARD ST NW
SECOND FLOOR
WASHINGTON DC 20009

TENANT/OCCUPANT
1339 GIRARD ST NW
THIRD FLOOR
WASHINGTON DC 20009

MYA WALTERS, ASHLEY VASSALLO AND HANNA ORSE
1337 GIRARD ST NW APT 1
WASHINGTON DC 20009-5747

TAYLOR COURSEY, FLORENCE BROOKS AND CHARLOTTE FREED
1337 GIRARD ST NW APT 2
WASHINGTON DC 20009-5747

TENANT/OCCUPANT
1337 GIRARD ST NW APT 3
WASHINGTON DC 20009-5747

1337 GIRARD ST NW APT 4
WASHINGTON DC 20009-5747