

**June 28, 2021**

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

**Application to the  
Zoning Commission for the District of Columbia for  
Approval of a Zoning Map Amendment**

**(Square 442, Lots 88, 108, 110, 810, and 811)**

Manna Inc. (the “Applicant”) hereby gives notice of its intent to file an application for a Zoning Map 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 Commission not less than forty-five (45) days from the date of this notice.

The properties included in the application consist of Lots 88, 108, 110, 810, and 811 in Square 442 (collectively, the “Property”). The Property is located to the south side of S Street, NW, between 6<sup>th</sup> and 7<sup>th</sup> Streets, and to the north of Rhode Island Avenue. The overall land area is approximately 22,144 square feet. A 20 foot-wide public alley abuts the Property to the south. The Property is located in Ward 6 and is within the boundaries of Advisory Neighborhood Commission (“ANC”) 6E02. The Property is presently zoned RF-1.

The Applicant will seek a Zoning Map amendment to rezone the entire Property from RF-1 to the Mixed-Use-Uptown Arts (ARTS)-2 zone. The purposes of the ARTS Zone Districts, are, among other things, to promote the creation of arts, arts-related, and art-supporting uses, encourage a pedestrian scale of development and a mixture of building uses, and to strengthen the design character and identity of the area by means of physical design standards. *See* 11-K DCMR § 800.1. Specifically, the ARTS-2 zone is intended to permit medium-density, compact mixed-use development, with an emphasis on residential development. *See* 11-K DCMR § 800.3. The ARTS-2 zone permits a maximum building height of 65 feet and 70 feet for Inclusionary Zoning (“IZ”) developments. 11-K DCMR § 803.1. The maximum permitted density in the ARTS-2 zone, not including bonus density under Subtitle K § 802, is 3.5 floor area ratio (“FAR”) and 4.2 FAR for IZ developments, of which up to 1.5 FAR may be devoted to non-residential uses. 11-K DCMR § 801.1. The maximum permitted lot occupancy for residential uses 80%. 11-K DCMR § 804.1.

The designation for the Property on the Comprehensive Plan Future Land Use Map recently approved by the City Council under the “Comprehensive Plan Amendment Act of 2020” is mixed use Medium Density Residential / Medium Density Commercial. The designation on the Comprehensive Plan Generalized Policy Map is Neighborhood Enhancement Area. The Property is also within the boundaries of the Convention Center Area Strategic Development Plan and the Uptown Destination District (DUKE) Plan, both being small area plans adopted by the City Council.

The Applicant’s land use counsel is Holland & Knight LLP. Should you need additional information regarding the proposed zoning map amendment application., please contact Leila Batties at [leila.batties@hkllaw.com](mailto:leila.batties@hkllaw.com) or (202) 419.2583.

**Certificate of Notice**

I hereby certify that, on June 28, 2021, a copy of the Notice of Intent to File a Zoning Application for a Zoning Map amendment for the property located at Square 442, Lots 88, 108, 110, 810, and 811 (the “Property”), was mailed to the owners of all property within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commission (“ANC”). The Notice of Intent was mailed pursuant to Subtitle Z § 304 of the 2016 District of Columbia Zoning Regulations.

The application will be filed with the Zoning Commission at least forty-five (45) calendar days after the Notice of Intent was mailed, 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 ANC during the forty-five (45) day notice period

A copy of the Notice of Intent and the list of property owners within 200 feet of the perimeter of the Property are attached hereto.



By: Leila M. Jackson Batties

Date: June 28, 2021

CROKER, LINDSEY  
1740 6TH ST NW # 1  
WASHINGTON, DC 20001-5103

JILIAN LUKOSE LIVING TRUST  
1742 6TH ST NW # 3  
WASHINGTON, DC 20001-5103

WARD, COLIN M  
267 KENTLANDS BLVD # 301  
GAITHERSBURG, MD 20878-5446

DIAMOND, DANIEL  
1740 6TH ST NW # 2  
WASHINGTON, DC 20001-5103

ESTERSON, JAMES M  
605 RHODE ISLAND AVE NW # 3  
WASHINGTON, DC 20001-2053

BROADCAST RESIDENTIAL PARTNERS  
1805 7TH ST NW STE 800  
WASHINGTON, DC 20001-3186

ROGAN, CHARLES  
615 S ST NW # 1  
WASHINGTON, DC 20001-5131

AMAYA LAINEZ, MARIO  
605 RHODE ISLAND AVE NW UNIT 2  
WASHINGTON, DC 20001-2053

RUPPERT, BARBARA H  
309 7TH ST SE  
WASHINGTON, DC 20003-4307

MAZARIEGOS, CARMEN R  
615 S ST NW # 2  
WASHINGTON, DC 20001-5131

UNITED NEGRO COLLEGE FUND INC  
1805 7TH ST NW  
WASHINGTON, DC 20001-3186

RUPPERT, DAVID E  
309 7TH ST SE  
WASHINGTON, DC 20003-4307

STEELE, ESTELA M  
615 S ST NW # 3  
WASHINGTON, DC 20001-5131

BROADCAST CENTER PARTNERS LLC  
1805 7TH ST NW # 800  
WASHINGTON, DC 20001-3186

SHAW, JOHN L  
1801 WILTBERGER ST NW  
WASHINGTON, DC 20001-5122

FRONT, SCOTT  
617 S ST NW  
WASHINGTON, DC 20001-5136

WARD, COLIN M  
267 KENTLANDS BLVD # 301  
GAITHERSBURG MD 20878-5446

SEMENOV, ROMAN  
1803 WILTBERGER ST NW  
WASHINGTON, DC 20001-5122

KAYIRA, IVY I  
617 S ST NW # B  
WASHINGTON, DC 20001-5131

TURSI, STEPHEN L  
1806 6TH ST NW UNIT 102  
WASHINGTON, DC 20001-5116

ADVISORY NEIGHBORHOOD  
COMMISSION 6E  
P.O. BOX 93020  
BRENTWOOD STATION  
WASHINGTON, DC 20090

MURRAY, AUDREY  
1742 6TH ST NW # 1  
WASHINGTON, DC 20001-5103

KLEINMAN, SAMUEL  
1806 6TH ST NW UNIT 201  
WASHINGTON, DC 20001-5116

ANC 6E CHAIR RACHELLE P. NIGRO  
437 NEW YORK AVE NW, #809  
WASHINGTON, DC 20001

SKAFF, BRITTANY M  
3460 14TH ST NW # 1  
WASHINGTON, DC 20010-3492

JACKSON, ROSE  
1806 6TH ST NW # 202  
WASHINGTON, DC 20001-5108

COMMISSIONER ALEX LOPEZ  
435 R STREET, NW  
WASHINGTON, DC 20001

PASCUCCI, ELISABETH C  
1742 6TH ST NW # 2  
WASHINGTON, DC 20001-5103

BURGOS, HECTOR M  
1805 WILTBERGER ST NW  
WASHINGTON, DC 20001-5122

IWACHIW, ROMAN  
1802 6TH ST NW  
WASHINGTON, DC 20001-5106

DISTRICT OF COLUMBIA  
1350 PENNSYLVANIA AVE NW  
SUITE 307  
WASHINGTON, DC 20004-3003

EISENBERG, MARC S  
1809 WILTBERGER ST NW  
WASHINGTON, DC 20001-5122

1734 6TH STREET LLC  
1015 7TH ST NW FL 3  
WASHINGTON, DC 20001-3607

ERMAN, ALVINA E  
1811 WILTBERGER ST NW  
WASHINGTON, DC 20001-5122

LEVENTHAL, JOSHUA T  
615 RHODE ISLAND AVE NW  
WASHINGTON, DC 20001-1854

MANNA INC  
828 EVARTS ST NE  
WASHINGTON, DC 20018-1722

ALL SOULS HOUSE OF PRAYER  
1800 6TH ST NW  
WASHINGTON, DC 20001-5106

NALU, LAUREN  
617 RHODE ISLAND AVE NW  
WASHINGTON, DC 20001-1854

SMITH, LANE  
611 S ST NW  
WASHINGTON, DC 20001-5131

SIMON, MIGUEL N  
610 S ST NW  
WASHINGTON, DC 20001-5130

BURGOS, HECTOR  
1445 OTIS PL NW # 423  
WASHINGTON, DC 20010-3213

SOMMERS, ANDREW D  
608 S ST NW  
WASHINGTON, DC 20001-5130

BERNITT, STEVEN  
1810 6TH ST NW  
WASHINGTON, DC 20001-5106

SAMNANG, SHEAULEE  
N 42461 SPRING SPLENDOR DR  
BRAMBLETON, VA 20148-5695

MORIN, JENNIFER R  
1808 6TH ST NW  
WASHINGTON, DC 20001-5106

NEW COMMUNITY HOUSE INC  
4445 WILLARD AVE STE 400  
CHEVY CHASE, MD 20815-4641

ANDERSON, LARS D  
1808 6TH ST NW  
WASHINGTON, DC 20001-5106

UNITED HOUSE PRAYER ALL PEOPLE  
1665 N PORTAL DRIVE, NW  
WASHINGTON, DC 20012-1053

PARKS, SERENA K  
1335 KEARNEY ST NE  
WASHINGTON, DC 20017-4024

BISHOP S C MADISON TRUSTEE  
1665 N PORTAL DR NW  
WASHINGTON, DC 20012-1053

HART, BILLY A  
606 S ST NW  
WASHINGTON, DC 20001-5130

WARREN, MIRIAM  
1724 6TH ST NW  
WASHINGTON, DC 20001-5103

MCINTOSH, JAMES M  
PO BOX 26108  
WASHINGTON, DC 20001-0108

ASSOCIATED CATHOLIC CHARITIES  
924 G ST NW  
WASHINGTON, DC 20001-4532

JEMAL'S WONDER LLC  
702 H ST NW STE 400  
WASHINGTON, DC 20001-3875

NEW COMMUNITY AFTER SCHOOL  
1722 6TH ST NW  
WASHINGTON, DC 20001-5103

BAILEY, JAMES R  
1807 WILTBERGER ST NW  
WASHINGTON, DC 20001-5122

NATIONAL URBAN LEAGUE INC  
1805 7TH ST NW STE 800  
WASHINGTON, DC 20001-3287

ANDERSON, S W  
940 W 17TH ST STE B  
SANTA ANA, CA 92706-4501

URBAN IMPACT FUND INC  
4445 WILLARD AVE STE 400  
CHEVY CHASE, MD 20815-4641

HARRIS, TIMOTHY S  
660 GLICK CT, NW # 1  
WASHINGTON, DC 20001-3555

ANDERSON, R L  
940 W 17TH ST STE B SANTA  
ANA, CA 92706-4501

GOSPEL SPREADING CHURCH  
2006 GEORGIA AVE NW  
WASHINGTON, DC 20001-3027

PIONKE, MEI  
660 GLICK CT NW # 2  
WASHINGTON, DC 20001-3555

RIFKAH, GANNAM E  
611 RHODE ISLAND AVE NW  
WASHINGTON, DC 20001-1854

STEPHENSON, MARTHA  
1726 6TH ST NW  
WASHINGTON, DC 20001-5103

LIU, FREDERICK  
662 GLICK CT NW # 3  
WASHINGTON, DC 20001-3555

ALVAREZ, ZACHARY V  
613 RHODE ISLAND AVE NW  
WASHINGTON, DC 20001-1854

KAPIL, SHIKHA  
1728 6TH ST NW  
WASHINGTON, DC 20001-5103

ANWARI, HASHMATT  
662 GLICK CT NW –  
4P2  
WASHINGTON, DC 20001-3555

ANWARI, HASHMATT  
662 GLICK CT NW # 4P2  
WASHINGTON, DC 20001-3555

WASHINGTON METROPOLITAN AREA  
600 5TH ST NW  
WASHINGTON, DC 20001-2610

HUANG, SHANE S  
664 GLICK CT NW #5  
WASHINGTON, DC 20001-3555

CABALLERO, VICENTE  
1738 6TH ST NW  
WASHINGTON, DC 20001-1807

CRIST, BENJAMIN J  
664 GLICK CT NW # 6  
WASHINGTON, DC 20001-3555

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SUITE #100B  
2000 14TH STREET NW  
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