

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 14-18**

As Secretary to the Commission, I hereby certify that on January 26, 2015, copies of this Z C Notice of Public Hearing were sent via electronic mail, or by first-class, postage prepaid or interoffice mail if indicated by an asterisk(\*), to the following

- |    |   |     |  |
|----|---|-----|--|
| 1  | <i>D C Register</i> (01/22/15)  | 8   | ANC Office (Gottlieb Simon) (01/22/15)   |
| 2  | Paul Tummonds, Esq (01/22/15)<br>Goulston & Storrs  | 9   | Councilmember Kenyon McDuffie (01/22/15)                                       |
| 3  | ANC 5C*<br>P.O Box 81027<br>Washington, D C 20018   | 10. | Office of Planning (Jennifer Steingasser)<br>(01/22/15)                        |
| 4. | Commissioner Monique Smith*<br>ANC/SMD 5C06<br>1714 Montana Avenue, N E<br>Washington, D C 20018  | 11  | DDOT (Jamie Henson) (01/22/15)   |
| 5  | Commissioner Regina James*<br>ANC/SMD 5C05<br>1363 Adams Street, N E<br>Washington, D C. 20018  | 12  | Maximilian Tondro, Esq (01/22/15)<br>Acting General Counsel<br>DCRA            |
| 6  | Commissioner Michael Morrison*<br>ANC/SMD 5B03<br>1843 Monroe Street, N E<br>Washington, D C 20018<br>(Note presently no office and no Chair) | 13  | Office of the Attorney General (Alan<br>Bergstein) (01/22/15)                  |
| 7  | Commissioner Jose Barrios*<br>ANC/SMD 5B04<br>1236 Hamlin Street, N E<br>Washington, D C 20017<br>(Note presently no office and no Chair)     | 14  | Property Owners Within 200 Feet (see<br>attached list provided by Applicant) * |
|    |   | 15  | MLK Library (30 Copies) *  |
|    |   | 16  | Jay Wilson (DDOE) (01/22/15)   |
|    |   | 17  | Lessees Within 200 Feet (see attached list<br>provided by Applicant)*          |

ATTESTED BY:

**Sharon S. Schellin**  
**Secretary to the Zoning Commission**  
**Office of Zoning**

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING**

**TIME AND PLACE:** Monday, March 16, 2015, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 14-18 (Mid-City Financial Corporation – 1<sup>st</sup>-StagePUD & Related Map Amendment @ Squares 3953, 3954, 4024, & 4025)**

**THIS CASE IS OF INTEREST TO ANC 5C and ANC 5B**

On October 1, 2014, the Office of Zoning received an application from Mid-City Financial Corporation (the “Applicant”) The Applicant is requesting approval of a first-stage planned unit development (“PUD”) and related Zoning Map Amendment application The Office of Planning provided its report on November 14, 2014, and the case was set down for hearing on November 24, 2014 The Applicant provided its prehearing statement on January 8, 2015

The subject property consists of approximately 20 acres, and is formally designated as Square 3953, Lots 1-3; Square 3954, Lots 1-5 and Parcel 143/45; Square 4024, Lots 1-4; and Square 4025, Lots 1-7 (the “Subject Property”) The Subject Property is currently the site of the Brookland Manor apartment complex and a strip commercial shopping center located at the intersection of Rhode Island Avenue, N.E and Montana Avenue, N.E. The Subject Property is generally bounded by Rhode Island Avenue, N E to the north, Montana Avenue, N E to the east, Downing Street, N.E /14<sup>th</sup> Street, N E /Saratoga Avenue, N.E. to the south, and Brentwood Road, N.E to the west

The proposed PUD project will create a new community that will be called Brentwood Village. The Applicant will replace all of the existing buildings on the Subject Property and will establish a new street grid that will create eight new blocks for development and a new centrally located community green and pedestrian walk (that will consist of approximately two acres of land area) The PUD project will include a variety of housing types (multi-family, senior housing, two-over-two buildings, and townhouses) and a retail component divided among the eight new blocks. The PUD project will include approximately 2,200 residential units and approximately 200,000 square feet of retail uses Parking for these uses will be provided in below-grade parking structures, integral garage parking for the townhouses, and on-street parking

The proposed heights of the multi-family buildings will range from 90 feet along Rhode Island Avenue down to 60 feet as one proceeds further into the Subject Property along Saratoga Avenue, N E , 14<sup>th</sup> Street, N.E., and 15<sup>th</sup> Street, N E The proposed two-over-two buildings will be approximately four stories tall, and the townhouses will be three stories tall The floor area ratio (“FAR”) of the individual blocks ranges from approximately 1.3 for the townhouses, to a maximum of 4.7

The Subject Property is currently included in the C-2-A and R-5-A Zone Districts The Subject Property is located and the Moderate-Density Residential land use and Mixed-Use, Moderate-Density Commercial/Moderate-Density Residential land use categories on the District of Columbia’s Comprehensive Plan Future Land Use Map The areas of the Subject Property with frontage along Rhode Island Avenue and Montana Avenue are designated as Main Street Mixed-Use Corridors on the

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Generalized Policy Map of the Comprehensive Plan. The Applicant is proposing a PUD related Zoning Map Amendment to rezone the Subject Property to the C-2-B, C-2-A, and R-5-B Zone Districts

The C-2-A Zone District permits a maximum density of 2.5 FAR as a matter-of-right and 3.0 FAR in a PUD project. The maximum height allowed as a matter-of-right in the C-2-A Zone District is 50 feet. A PUD project in the C-2-A Zone District permits a maximum height of 65 feet. The C-2-B Zone District permits a maximum density of 3.5 FAR as a matter-of-right and 6.0 FAR in a PUD project. The maximum height allowed as a matter-of-right in the C-2-B Zone District is 65 feet. A PUD project in the C-2-B Zone District permits a maximum height of 90 feet. The R-5-B Zone District permits a maximum density of 1.8 FAR as a matter-of-right and 3.0 in a PUD project. The maximum height allowed as a matter-of-right in the R-5-A Zone District is 50 feet. A PUD project in the R-5-B Zone District permits a maximum height of 60 feet.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

**How to participate as a witness.**

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

**How to participate as a party.**

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at or at (202) 727-6311.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>. This form may also be obtained from the Office of Zoning at the address stated below.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a).

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**through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.**

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail ([donna.hanousek@dc.gov](mailto:donna.hanousek@dc.gov)), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded

|   |                                  |                         |
|---|----------------------------------|-------------------------|
| 1 | Applicant and parties in support | 60 minutes collectively |
| 2 | Parties in opposition            | 60 minutes collectively |
| 3 | Organizations                    | 5 minutes each          |
| 4 | Individuals                      | 3 minutes each          |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>, however, written statements may also be submitted by mail to 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, DC 20001, by e-mail to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov), or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND  
MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF  
COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN,  
SECRETARY TO THE ZONING COMMISSION.**

GB Mullin Company Inc  
1201 Brentwood Road NE  
Washington DC 20018-1019

G J Davis  
1220 Brentwood Road NE  
Washington DC 20018-1027

District of Columbia  
1350 Pennsylvania Avenue NW, Suite 307  
Washington DC 20004-3003

Isle Patmos Baptist Church  
1200 Isle Patmos Plaza NE  
Washington DC 20002

Maria Guzman  
4625 Willow Run Drive  
Annandale VA 22003-6228

Israel V Vasquez  
1230 Brentwood Road NE  
Washington DC 20018-1027

Rubell Bing  
PO Box 29582  
Washington DC 20017-0782

New Life Israel Inc  
1251 Saratoga Avenue NE  
Washington DC 20018-1025

Roland Jackson  
1226 Brentwood Road NE  
Washington DC 20018-1027

Joseph D Wingate Sr  
1339 Bryant Street NE  
Washington DC 20018-1159

Gregory Janrhett  
1224 Brentwood Road NE  
Washington DC 20018-1027

Arnett Smith  
1343 Bryant Street NE  
Washington DC 20008-1158

Jing Deng  
4201 Cathedral Avenue NW, Unit 1103E  
Washington DC 20016-4901

Bryan Powe  
1347 Bryant Street NE  
Washington DC 20018-1157

Lewis Billy  
3520 29<sup>th</sup> Avenue  
Temple Hills MD 20748-1234

Keith S Matthews  
1383 Bryant Street NE  
Washington DC 20018-1187

Geraldine Weedon  
1308 Shepherd Street NW  
Washington DC 20011-5530

Patricia A Patterson  
2364 13<sup>th</sup> Place NE  
Washington DC 20018-1110

Emrshaw Dadi  
321 Delafield Place NW, Unit 4  
Washington DC 20011-4137

Ngozi Ndubizu  
12608 Bright Valley Court  
Bowie MD 20720-3384

Ronald Green  
1367 Bryant Street NE  
Washington DC 20018-1152

Olivia B Hamilton  
2600 Monroe Street NE  
Washington DC 20018-2918

B J Black  
1371 Bryant Street NE  
Washington DC 20018-1151

Sharon A Gurley  
1317 Bryant Street NE  
Washington DC 20018-1164

Muluembet Fisseha  
PO Box 91328  
Washington DC 20090-1328

Olivia Hamilton Trustee  
2600 Monroe Street NE  
Washington DC 20018-2918

Herman Guions  
5827 Allentown Way  
Camp Springs MD 20748-2613

Olakunle O Kassim  
635 Princeton Place NW  
Washington DC 20010-1604

Michael McTootle  
1329 Bryant Street NE, Unit 4  
Washington DC 20018-1161

Goshen Investments LLC  
PO Box 23692  
Alexandria VA 22304-9369

Arnett Smith  
1461 Chapin Street NW  
Washington DC 20009-4510

Robert Seaborne  
1372 Bryant Street NE, Unit 2  
Washington DC 20018-1183

Karl I Smith  
1335 Bryant Street NE  
Washington DC 20018-1160

Mitchell R. Brown  
1368 Bryant Street NE  
Washington DC 20018-1182

Zoe C Wood  
1351 Bryant Street NE, Unit 101  
Washington DC 20018-1156

Frank M Doyle  
Frank Emmet  
5631 MacArthur Boulevard NW  
Washington DC 20016-5302

Karen Whitehurst Rivas  
1351 Bryant Street NE, Unit 102  
Washington DC 20018-1156

Carlton Vick  
1360 Bryant Street NE  
Washington DC 20018-1180

Sean Segal  
4501 30<sup>th</sup> Street  
Mount Rainier MD 20712-1611

Holly Investment LLC  
PO Box 23692  
Alexandria VA 22304-9369

Francis J O'Malley  
1351 Bryant Street NE, Unit 104  
Washington DC 20018-1156

Harry White  
15217 Burdette Street  
Omaha NE 68116-4181

Alberta Williams  
1020 Bryant Street NE  
Washington DC 20018-1022

Courtney McKissick  
1312 Bryant Street NE, Unit 4  
Washington DC 20018-1168

C Middleton  
1020 Bryant Street NE  
Washington DC 20018-1022

Darrell D Edmonds  
1304 Bryant Street NE  
Washington DC 20018-1166

Jeffrey M Kihlen-Palza  
1332 Bryant Street NE  
Washington DC 20018-1173

Ethel B Forrest  
1348 Bryant Street NE, #1  
Washington DC 20018-1177

Joan Q Holloway  
1328 Bryant Street NE, Unit 4  
Washington DC 20018-1172

Debra V. Parker  
1348 Bryant Street NE, Unit 2  
Washington DC 20018-1177

Catherine D Gibbs  
Carlton Jeans  
21480 Marston Court  
Moreno Valley CA 92557-8441

Darlene P Thomas  
1348 Bryant Street NE  
Washington DC 20018-1177

Harvey D McLean  
1320 Bryant Street NE  
Washington DC 20018-1170

Robert Pettaway  
1348 Bryant Street NE, Unit 4  
Washington DC 20018-1177

Olivia Hamilton  
2600 Monroe Street NE  
Washington DC 20018-2918

Ritu W Singh  
1300 Bryant Street NE, Unit 1  
Washington DC 20018-1100



Dubois Ford  
1300 Bryant Street NE, Unit 2  
Washington DC 20018-1100

Douglas J Farkas  
1380 Bryant Street NE, Unit 101  
Washington DC 20018-1185

Dwayne Staton  
1300 Bryant Street NE, Unit 3  
Washington DC 20018-1100

TD & S Inc  
3203 Shortridge Lane  
Mitchellville MD 20721-2574

Keri Culver Living Trust 6/26/2013  
600 Water Street SW  
Washington DC 20024-2471

Malcolm C Grace  
1380 Bryant Street NE, Unit 103  
Washington DC 20018-1185

Jamilla L Jones  
18203 S Bradshaw Court  
Accokeek MD 20607-3257

Will C Simpson  
1380 Bryant Street NE, Unit 104  
Washington DC 20018-1185

Anthony Watson  
1302 Bryant Street NE, Unit 3  
Washington DC 20018-1112

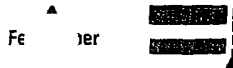
Esther S Han  
1380 Bryant Street NE, Unit 201  
Washington DC 20018-1185

Jon McPhail  
1380 Bryant Street NE, Unit 1  
Washington DC 20018-1185

Michael J Silvestro  
1380 Bryant Street NE, Unit 202  
Washington DC 20018-1185

March Dadzie  
1613 Tree Top View Terrace  
Silver Spring MD 20904-4213

Jameela Donaldson  
504 T Street NW, Suite 203  
Washington DC 20001-1811



Toni Dach  
1380 Bryant Street NE, Unit 204  
Washington DC 20018-1185

1384 Sky LLC  
2180 Pond View Court  
Reston VA 20191-3813

Trista S Nicholson  
1380 Bryant Street NE, Unit 301  
Washington DC 20018-1185

Melissa R Jackson  
1384 Bryant Street NE, Unit 104  
Washington DC 20018-1148

Robin Appleberry  
1630 Allison Street NW  
Washington DC 20011-4214

Diane Scott  
2655 Prosperity Avenue, Unit 303  
Fairfax VA 22031-4912

Danny P Foster  
1380 Bryant Street, NE, Unit 303  
Washington DC 20018-1185

Cheverly LLC  
1022 Arabella Street  
New Orleans LA 70115-3139

Jose R Ballesteros  
1380 Bryant Street NE, Unit 304  
Washington DC 20018-1185

Krystal R Boxeth  
2209 Tecumseh Drive SE  
Grand Rapids MI 49506-5230

Emil Ali  
1608 4<sup>th</sup> Street NW  
Washington DC 20001-1908

Angela Holmes  
1384 Bryant Street NE, Unit 204  
Washington DC 20018-1148

Richard Petrarca  
1384 Bryant Street NE, Unit 2  
Washington DC 20018-1148

Ayako Sato  
1384 Bryant Street NE, Unit 301  
Washington DC 20018-1148





Matthew U Sattah  
1384 Bryant Street NE, Unit 302  
Washington DC 20018-1148

Dwayne Hines  
1390 Bryant Street NE, Unit 203  
Washington DC 20018-1188

Kimberly J Mielcarek  
1384 Bryant Street NE, Unit 303  
Washington DC 20018-1148

Wesley B Walsman  
1390 Bryant Street NE, Unit 204  
Washington DC 20018-1188

Calesha L Mitchell  
1384 Bryant Street NE, Unit 304  
Washington DC 20018-1148

Rachel A Dickerson  
1390 Bryant Street NE, Unit 301  
Washington DC 20018-1188

Joseph J Coates  
1390 Bryant Street NE, Unit 101  
Washington DC 20018-1188

Sheila D Rieves  
1390 Bryant Street NE, Unit 303  
Washington DC 20018-1188

Gloria Gallo  
1390 Bryant Street NE, Unit 102  
Washington DC 20018-1188

Juliet Crowell  
1390 Bryant Street NE, Unit 304  
Washington DC 20018-1188

Manna Inc  
828 Evarts Street NE  
Washington DC 20018-1722

Rezene Haile  
1308 Bryant Street NE, Unit 1  
Washington DC 20018-1167

Enrique J Alvarenga  
1390 Bryant Street NE, Unit 201  
Washington DC 20018-1188

Siratchat Onnuch  
1308 Bryant Street NE, Unit 2  
Washington DC 20018-1167





Rudolph Alston  
7110 Bridle Path Lane  
Hyattsville MD 20782-1005

Ruth B Jackson  
1386 Bryant Street NE  
Washington DC 20018-1186

Leonard L Edloe  
1308 Bryant Street NE  
Washington DC 20018-1167

Jennifer L Wade  
1386 Bryant Street NE, Unit 202  
Washington DC 20018-1186

Phillip O Metclaf  
1308 Bryant Street NE  
Washington DC 20018-1167

Kelly R. Edwards  
1386 Bryant Street NE, Unit 203  
Washington DC 20018-1186

Adran L Reid  
1386 Bryant Street NE, Unit 101  
Washington DC 20018-1186

Natalie G. Wagner  
1386 Bryant Street NE, Unit 204  
Washington DC 20018-1186

William R Brown  
1386 Bryant Street NE, Unit 102  
Washington DC 20018-1186

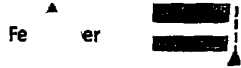
Brande W Spady  
1386 Bryant Street NE, Unit 301  
Washington DC 20018-1186

Elizabeth Karasmeighan  
1386 Bryant Street NE, Unit 103  
Washington DC 20018-1186

Fausto Fuentes  
1386 Bryant Street NE, Unit 302  
Washington DC 20018-1186

Sophia N Solano  
1386 Bryant Street NE, Unit 104  
Washington DC 20018-1186

Letebrhan Atsbeha  
1386 Bryant Street NE, Unit 303  
Washington DC 20018-1186



Richard E Justice Jr  
1386 Bryant Street NE, Unit 304  
Washington DC 20018-1186

Darlene Oliver  
Darlene M Oliver  
1363 Downing Street NE  
Washington DC 20018-1136

Bryant LLC  
9001 Edmonston Road, Unit 100  
Greenbelt MD 20770-4073

Oyakh A Omoike  
1626 K Street NE  
Washington DC 20002-7601

ASR Group Inc  
John Schlick  
2400 41<sup>st</sup> Street NW, Unit 504  
Washington DC 20007-4915

William A Butler Jr.  
1367 Downing Street NE  
Washington DC 20018-1136

1348 Brentwood LLC  
6931 Arlington Road, Unit 500  
Bethesda MD 20814-5284

Mable E Porter  
1369 Downing Street NE  
Washington DC 20018-1136

Carrwood LLC  
Falston Properties  
532 N Washington Street, Unit 200  
Alexandria VA 22314-2314

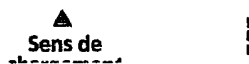
Julia M Brice  
1371 Downing Street NE  
Washington DC 20018-1136

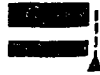
Historic Berean Baptist Church  
Sylvia Parker  
1400 Montana Avenue NE  
Washington DC 20018-3403

Jamell A Thrower  
1373 Downing Street NE  
Washington DC 20018-1136

Melinda A Williamson  
1361 Downing Street NE  
Washington DC 20018-1136

Arthur T Pettiford Sr  
9401 Small Drive  
Clinton MD 20735-3540





Jocile A Fowler  
1377 Downing Street NE  
Washington DC 20018-1136

Mohammed Ahmed  
1310 Balfour Court  
Hyattsville MD 20782-1502

Tawanna V Holloway  
1379 Downing Street NE  
Washington DC 20018-1136

Herman McPhaul  
4204 Byers Street  
Capitol Heights MD 20743-5726

Algie T McLeod  
PO Box 6282  
Upper Marlboro MD 20792-6282

Raymond L McLean Jr  
1407 Downing Street NE  
Washington DC 20018-3406

Bennett O Battle  
2348 14<sup>th</sup> Street NE  
Washington DC 20018-3508

Cheryl M Coley  
1409 Downing Street NE  
Washington DC 20018-3406

Alayna N Pearson  
2346 14<sup>th</sup> Street NE  
Washington DC 20018-3508

Ida Newman  
1411 Downing Street NE  
Washington DC 20018-3406

Dwight H Jones Trustee  
2344 14<sup>th</sup> Street NE  
Washington DC 20018-3508

Marquaux Delotte-Bennett  
1413 Downing Street NE  
Washington DC 20018-3406

Stephanie R Pryer  
1401 Downing Street NE  
Washington DC 20018-3406

Charles E Shipp Jr  
1415 Downing Street NE  
Washington DC 20018-3406



Deborah H Dryer  
1417 Downing Street NE  
Washington DC 20018-3406

Bryan Contee  
2347 14<sup>th</sup> Street NE  
Washington DC 20018-3504

Fernando Ferguson Sr  
1419 Downing Street NE  
Washington DC 20018-3406

Beatrice Cook  
1427 Downing Street NE  
Washington DC 20018-3406

Charles L Wesley Jr.  
1514 Channing Street NE  
Washington DC 20018-2006

D + DG South Oxford Street LLC  
316 Carlton Avenue  
Brooklyn NY 11205-4681

Jacqueline Ross Trustee  
1423 Downing Street NE  
Washington DC 20018-3406

Frances S Grimley  
2344 15<sup>th</sup> Street NE  
Washington DC 20018-1225

Michael Lynn Thomas Revocable Living Trust  
1425 Downing Street NE  
Washington DC 20018-3406

Wilhe M Hill  
2342 15<sup>th</sup> Street NE  
Washington DC 20018-1225

John E. McEntyre  
2343 14<sup>th</sup> Street NE  
Washington DC 20018-3504

Lawanna C Robbins  
1503 Downing Street NE  
Washington DC 20018-3408

Deborah Y Watford  
2345 14<sup>th</sup> Street NE  
Washington DC 20018-3504

Marvin W Solorzano  
1505 Downing Street NE  
Washington DC 20018-3408



Calvin E Johnson  
5312 Melwood Park Avenue  
Upper Marlboro MD 20772-7403

Dyanna Gardner  
1521 Downing Street NE  
Washington DC 20018-3408

Charles R Manago  
1509 Downing Street NE  
Washington DC 20018-3408

Charles Bryce  
1523 Downing Street NE  
Washington DC 20018-3408

Amber N Noel  
1511 Downing Street NE  
Washington DC 20018-3408

Aaron B Smith  
1525 Downing Street NE  
Washington DC 20018-3408

Howard Ashmon  
1513 Downing Street NE  
Washington DC 20018-3408

Karen A James-Preston  
1500 Allison Street NW  
Washington DC 20011-7016

Bishop T Powers  
Dorothy P High  
2419 36<sup>th</sup> Street SE  
Washington DC 20020-1213

Michelle Wakefield  
1511 Montana Avenue NE  
Washington DC 20018-1201

M L Conrad  
PO Box 266  
Compton MD 20627-0266

Charles H Jones  
1513 Montana Avenue NE  
Washington DC 20018-1201

Dorothy Taylor  
1519 Downing Street NE  
Washington DC 20018-3408

Bernetha Armwood  
1515 Montana Avenue NE  
Washington DC 20018-1201



Mohammed Ahmed  
1310 Balfour Court  
Hyattsville MD 20782-1502

James R Dickens  
1501 Channing Street NE  
Washington DC 20018-2005

Ralph C Washington  
2347 15<sup>th</sup> Street NE  
Washington DC 20018-1224

Lester C Hinton  
1494 Douglas Street NE  
Washington DC 20018-2008

Fern G Watson  
2345 15<sup>th</sup> Street NE  
Washington DC 20018-1224

Laura T. Mills  
1454 Montana Avenue NE  
Washington DC 20018-3424

Thelma T Frye  
2343 15<sup>th</sup> Street NE  
Washington DC 20018-1224

Thelma M. Williams  
1450 Montana Avenue NE  
Washington DC 20018-3424

Paulette Stancil  
1508 Montana Avenue NE  
Washington DC 20018-1202

Jason T Tipton  
918 8<sup>th</sup> Street NE  
Washington DC 20002-3619

Catherine Terry  
1504 Montana Avenue NE  
Washington DC 20018-1202

Morris E Vines  
1442 Montana Avenue NE  
Washington DC 20018-3424

Nathaniel D. Carhorn  
1500 Montana Avenue NE  
Washington DC 20018-1202

Rebecca S Connally  
1438 Montana Avenue NE  
Washington DC 20018-3424

James T Wright  
1434 Montana Avenue NE  
Washington DC 20018-3424

Camilla C McKinney  
1451 Channing Street NE  
Washington DC 20018-2003

Daniel Odess  
3019 Nash Place SE  
Washington DC 20020-3640

Audrey I Jackson  
1455 Channing Street NE  
Washington DC 20018-2003

Jabbar Sisney  
1499 Saratoga Avenue NE  
Washington DC 20018-2052

Alfred V Johnson Jr  
6934 32<sup>nd</sup> Street NW  
Washington DC 20015-1404

Eugene R Wooden  
1435 Channing Street NE  
Washington DC 20018-2003

Rite Aid, 03845  
PO Box 3165  
Harrisburg PA 17105-3165

Kathleen H Altemus  
1439 Channing Street NE  
Washington DC 20018-2003

ANC 5C  
PO Box 81027  
Washington DC 20018

David V Anthony  
1443 Channing Street NE  
Washington DC 20018-2003

Regina James  
ANC 5C05  
1363 Adams Street NE  
Washington DC 20018

Rosalind M Brown  
1477 Channing Street NE  
Washington DC 20018-2003

Monique Smith  
ANC 5C06  
1714 Montana Avenue NE  
Washington DC 20018

ANC 5B  
1322 Irving Street NE  
Washington DC 20017

Brentwood Cleaners  
1315 Rhode Island Avenue  
Washington DC 20018

Tropicana Eatery  
1333 Rhode Island Avenue  
Washington DC 20018

Brentwood Liquors  
1319 Rhode Island Avenue  
Washington DC 20018

Kay Link Corp  
1307 Rhode Island Avenue  
Washington DC 20018

Capital Discount  
1325 Rhode Island Avenue  
Washington DC 20018

The Woman's Collective  
1331 Rhode Island Avenue  
Washington DC 20018

EGA Pawn Shop  
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Washington DC 20018

Seid Raju  
1313 Rhode Island Avenue  
Washington DC 20018

Hero Dental of Washington  
1305 Rhode Island Avenue  
Washington DC 20018

Perfect Nail  
1311 Rhode Island Avenue  
Washington DC 20018

HIPS  
1309 Rhode Island Avenue  
Washington DC 20018

Computer 4 Less  
1309 Rhode Island Avenue  
Washington DC 20018

IBV, LTD  
1309 Rhode Island Avenue  
Washington DC 20018

Nafeesah Hair Braiding  
1309 Rhode Island Avenue  
Washington DC 20018



LEASEHOLDER  
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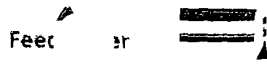
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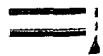
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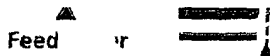
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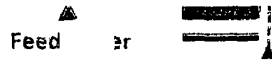
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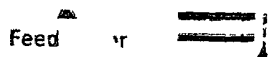
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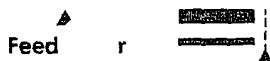
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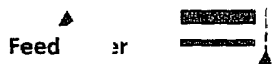
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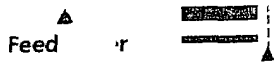
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