



ADVISORY NEIGHBORHOOD COMMISSION 4E

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January 17, 2023

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Mr. Anthony Hood, Chairperson
Zoning Commission for The District of Columbia
441 4th Street NW, #200-S
Washington, DC 20001

RE: ZC #22-12 Mid-Atlantic Development Corporation Application for Map Amendment to rezone the lots from MU-3A (low-density mixed-use zone) to MU-7A (medium-density mixed-use zone).

ANC 4E, at a duly noticed public meeting, with a quorum of 6 present at its January 17, 2023 meeting, voted with 6 Yeas, 0 Nays, and 0 Abstentions to support the Applicant's request for a Map Amendment in the above referenced case.

The subject property, Lots 810, 811, 812, and 813 in Square 2819, located at 4411, 4413, and 4415 14th Street, N.W., and 4424 Arkansas Avenue, N.W., are east of 14th Street, west of Arkansas Avenue, north of Webster Street, and south of Allison Street. The Square has a residential development at its northern and southern ends and non-residential development between. The four lots proposed for the map amendment have approximately 220-feet of frontage along Arkansas Avenue and approximately 150-feet of frontage along 14th Street. The headquarters for the Alpha Kappa Alpha sorority is on the largest property, lot 13. The other three properties are relatively small commercial properties. To the north of the subject properties, is a four-story apartment house, and the WMATA bus garage on the other side of Allison Street. To the south, is a driveway, curb cut, and mixed-use development. To the west, across 14th Street, are residential row buildings. To the east, across Arkansas Avenue, is the Upshur Pool and Dog Park. The subject lot is approximately one mile from the Georgia Avenue-Petworth Metro station. Georgia Avenue is a Priority Bus Corridor, providing access to bus routes 70 and 79. The property is currently developed with a one-story brick building known as the "Xi Omega Center," a one-story grocery store, a one-story building that appears to be vacant, a one- to two-story building with a tenant known as "District Cleaners Equipment," and associated parking lots. The Applicant has indicated that future development would include affordable senior housing and space for community service.

ANC 4E notes that preceding ANC 4C, prior to redistricting, voted unanimously to support the application.

The Commission also voted with 6 Yeas, 0 Nays, and 0 Abstention to appoint the Commissioner for Single Member District 4E05, or any member of the Executive Committee in their absence, to be authorized to communicate this resolution and represent ANC 4E before the Zoning Commission in proceedings related to this matter.



Pavan Khoobchandani SMD 4E06, Chairperson