



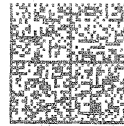
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

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US POSTAGE and PITNEY BOWES



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METRO VENTURE PARTNERS LLC  
1417 BELMONT ST. NW #202  
WASHINGTON DC 20009-4006

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**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

**OFFICE OF ZONING**

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**RIDGE VIP HOMES LLC  
7425 QUAIL RIDGE LANE  
BOWIE MD 20720-4350**

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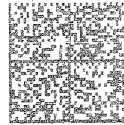
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BARLEE APARTMENTS LLC  
909 LONGFELLOW ST. NW  
WASHINGTON DC 20011-8236

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OFFICE OF ZONING

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

**TIME AND PLACE: Thursday, June 1, 2023, @ 4:00 p.m.**  
**Via WebEx: <https://dcoz.dc.gov/ZC22-34>** (to participate & watch)  
**Via Telephone: 1-650-479-3208 Access code: 2314 516 1005** (audio participation & listen)  
**Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning>** (to watch)  
**Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>**  
**Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>**

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

**Z.C. Case No. 22-34 (Berean Baptist Church – Zoning Map Amendment at Square 2991, Lot 77 (924 Madison Street, N.W.))**

**THIS CASE IS OF INTEREST TO ANC 4D**

**Oral and Written Testimony**

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/service/sign-testify> – see below: *How to participate as a witness – oral statements.*
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

On November 11, 2022 the Office of Zoning received an application from Berean Baptist Church (the "Applicant") requesting review and approval for a Zoning Map amendment from the RF-1 zone to the RA-2 zone for the property located at 924 Madison Street, N.W., and more particularly identified as Square 2991, Lot 77 (the "Property").

The Property is located east of the southeast corner of Georgia Avenue, N.W. and Madison Street, N.W., and consists of approximately 14,000 square feet of land area. The Property is currently improved with Berean Baptist Church.

The Property is located within the boundary of the Rock Creek East Area Element of the Comprehensive Plan. The Comprehensive Plan Future Land Use Map ("FLUM") and Generalized Policy Map ("GPM") designate the Property as Moderate Density Residential and Neighborhood Conservation Area, respectively.

The Office of Planning submitted its setdown report to the Office of Zoning on February 27, 2023. The setdown report recommended the application be set down for a public hearing and stated that an IZ Plus set-aside requirement would be appropriate for the map amendment pursuant to Subtitle X § 502.1(b). The application was set down for a public hearing by the Zoning Commission on March 9, 2023. The Applicant filed its Prehearing Submission with the Zoning Commission on March 9, 2023.

The complete record in the case, including the Applicant's filings and the OP report, can be viewed online at the Office of Zoning website, through the Interactive Zoning Information System (IZIS), at <https://app.dcoz.dc.gov/Content/Search/Search.aspx>.

This virtual public hearing will be conducted in accordance with the contested case provisions of Subtitle Z, Chapter 4 of the Zoning Regulations (Title 11, Zoning Regulations of 2016, of the District of Columbia Municipal Regulations), which includes the text provided in the Notice of Final Rulemaking adopted by the Zoning Commission in Z.C. Case No. 20-11 (*effective* October 30, 2020).