

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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

ANK

CAPITAL DISTRICT 2018

29 SEP 2020 PM 1

U.S. POSTAGE PITNEY BOWES



ZIP 20001 \$ 000.50<sup>0</sup>  
02 4W  
0000357827 SEP 29 2020

Ali Feridun Arin & Fatma Arin  
2720 7<sup>th</sup> Street NE #301  
Washington DC 20017-1359

NIXIE 207 DE 1 0010/18/20

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK  
20017-1359

BC: 20001271441 \*2117-05331-29-34



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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

District of Columbia Housing Authority  
Edgewood Management Corp  
9711 Washingtonian Blvd, Suite 200  
Gaithersburg MD 20878-7394

CAPITAL DISTRICT 208  
29 SEP 2020 PM 1



U.S. POSTAGE PITNEY BOWES



ZIP 20001 \$ 000.50<sup>0</sup>  
02 4W  
0000357827 SEP. 29. 2020

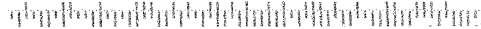
*Rtrn to Sender  
no longer manage  
this property.*

NIXIE 207 FE 1 0010/12/20

RETURN TO SENDER  
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UNABLE TO FORWARD

UTF  
20200912144

BC: 20091271441 \*2117-04993-29-34



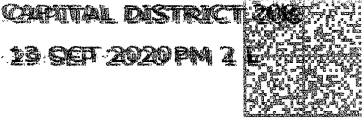
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

WASHINGTON, D.C. 20001

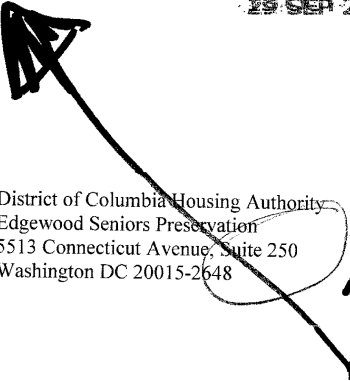
OFFICIAL BUSINESS  
PENALTY FOR MISUSE



U.S. POSTAGE PITNEY BOWES



ZIP 20001 \$ 000.50<sup>0</sup>  
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0000357827 SEP 29 2020

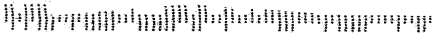


Wrong address

RETURN  
TO  
SENDER

District of Columbia Housing Authority  
Edgewood Seniors Preservation  
5513 Connecticut Avenue, Suite 250  
Washington DC 20015-2648

20015-264850



GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

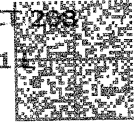
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

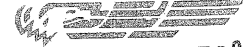
OFFICIAL BUSINESS  
PENALTY FOR MISUSE

CAPITAL DISTRICT 2008

29 SEP 2020 PM 1



U.S. POSTAGE PITNEY BOWES



ZIP 20001 \$ 000.50<sup>0</sup>  
02 4W  
0000357827 SEP 29. 2020

*WA*

Christina Atencio & Daniel Ecket  
2620 4<sup>th</sup> Street NE  
Washington DC 20017-1201

NIXIE 207 DE 1 0010/12/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
20001-2714  
20002-120620

BC: 20001271441 \*2117-03465-29-34

ZONING COMMISSION  
2020 NOV -2 AM 9:13

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

**TIME AND PLACE:** Monday, November 9, 2020, @ 4:00 p.m.  
WebEx or Telephone – Instructions will be provided on the  
OZ website by Noon of the Hearing Date<sup>1</sup>

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

**CASE NO. 66-68A (Enterprise Community Development, Inc. – Modification of Significance for the Large Scale Planned Development for Edgewood Commons)**

**THIS CASE IS OF INTEREST TO ANC 5E**

Enterprise Community Development, Inc. (the “Applicant”) filed an application (the “Application”) on April 24, 2020, pursuant to the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all references are made unless otherwise specified) requesting that the Zoning Commission for the District of Columbia (the “Commission”) approve a Modification of Significance to Z.C. Order No. 66-68, as modified by BZA Order Nos. 10355 and 11459, (collectively, the “Original Order”) that approved a Large Scale Planned Development (the “Approved LSPD”), with a related Zoning Map amendment to the R-5-C Zone District (now the RA-4 zone) for Lots 2, 5, 803, 805, 807, & 810 – 813 in Square 3630 (the “Property”).

**The Property**

The Property is a triangular parcel on the south side of Edgewood Street NE between 4<sup>th</sup> and 7<sup>th</sup> Streets, N.E. with a land area of approximately 650,383 square feet (14.9 acres) and known as Edgewood Commons. The Property is located in Ward 5, within the Edgewood Neighborhood.

The Comprehensive Plan designates the Property as:

- Neighborhood Conservation Area on the Generalized Policy Map;
- High Density Residential category on the Future Land Use Map; and
- Subject to the Upper Northwest Area Element.

**Prior Approval – The Approved LSPD**

The Approved LSPD authorized multiple buildings consisting of

- 1,257,690 sf of gross floor area (“GFA”), with a 1.93 floor area ratio (“FAR”);
- Lot occupancy of 25.45%;
- A total of 1153 residential units, of which at least 500 units dedicated for low-income residents;
- Up to 35,000 square feet of community service facilities, with 24,533 sf of commercial/community space in Section 1, including 4,000 square feet of daycare; and
- 554 parking spaces.

The Applicant constructed the Approved LSPD in 1976 to include seven buildings with:

- Approximately 814, 932 square feet of GFA with a FAR of 1.25;

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<sup>1</sup> Anyone who wishes to participate in this case but cannot do so via WebEx or telephone may submit written comments to the record (see p. 3, *How to participate as a witness – written statements*).