

Certificate of Notice

I hereby certify that, on September 26, 2022, a copy of the Notice of Intent to File a Zoning Application for a Zoning Map amendment for the property located at Lot 77, in Square 2991 (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.

This 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 made 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: John T. Oliver
Date: November 11, 2022

September 26, 2022

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**

Berean Baptist Church (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 (“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 Zoning Commission not less than forty-five (45) days from the date of this notice.

The property included in the application consists of Lot 77 in Square 2991 (the “Property”). The Property’s address is 924 Madison Street, NW. The Property has approximately 14,000 square feet of land area, and is generally bounded by Madison Street, NW to the north; 9th Street, NW to the east; a public alley the south; and private property and Georgia Avenue, NW to the west. The Property is located in the Brightwood Park neighborhood of Ward 4, and is within the boundaries of ANC 4B05.

The Property is presently zoned RF-1. The Applicant is seeking a Zoning Map amendment to rezone the Property to the RA-2 zone. The purpose of the RA-2 zone is to permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements of the zone district and the RA-2 zone is intended to provide for areas developed with predominantly moderate-density residential. *See* 11-F DCMR §§ 300.1(a), 300.3.

The RA-2 zone permits a maximum building height of 50 feet. 11-F DCMR § 303.1. The maximum permitted density in the RA-2 zone is 1.8 floor area ratio (“FAR”) (2.16 FAR for IZ developments). 11-F DCMR §§ 302.1, 302.2. The maximum permitted lot occupancy in the RA-2 zone is 60%. 11-F DCMR § 304.1.

The Property is designated as Moderate Density Residential on the Comprehensive Plan Future Land Use Map (“FLUM”). The areas surrounding the Property are generally designated as Moderate Density Residential and Low Density Commercial on the FLUM and as a Main Street Mixed Use Corridor on Comprehensive Plan Generalized Policy Map.

This notice is given pursuant to 11-Z DCMR § 304.5 which requires written notice to be sent to the affected Advisory Neighborhood Commission (“ANC”) and to owners of all property within 200 feet of the perimeter of the property involved a proposed Zoning Map amendment.

Should you need additional information regarding the proposed Zoning Map amendment application, please contact Kyrus L. Freeman at 202-862-5978 or kyrus.freeman@hklaw.com.

KNOWLIN, MICHAEL A.
939 LONGFELLOW ST. NW #2
WASHINGTON DC 20011-8228

SMITH, VINCENT E.
939 LONGFELLOW ST. NW #104
WASHINGTON DC 20011-8228

YOSEPH, SAARET E.
939 LONGFELLOW ST. NW #205
WASHINGTON DC 20011-8228

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

JONES, JAMES E.
939 LONGFELLOW ST. NW #105
WASHINGTON DC 20011-8228

TEKLE, MARIAMAWIT H.
939 LONGFELLOW ST. NW #206
WASHINGTON DC 20011-8228

J L TERRELL CONSTRUCTION LLC
1501 CASINO CIRCLE
SILVER SPRING MD 20906-5911

ALCANTARA, ERWIN D.
939 LONGFELLOW ST. NW #106
WASHINGTON DC 20011-8228

SARKODIE, ELEANOR
939 LONGFELLOW ST. NW #207
WASHINGTON DC 20011-8228

JOHNSON, GLORIA E.
939 LONGFELLOW ST. NW #106
WASHINGTON DC 20011-8228

METRO VENTURE PARTNERS LLC
939 LONGFELLOW ST. NW #8
WASHINGTON DC 20011-8228

STURDIVANT, CAMILLE
939 LONGFELLOW ST. NW #208
WASHINGTON DC 20011-8228

ROBERTS, JULIE
939 LONGFELLOW ST. NW #5
WASHINGTON DC 20011-8228

WRIGHT, ELVEDA M.
939 LONGFELLOW ST. NW APT. 109
WASHINGTON DC 20011-8229

TRANCHIK, RACHEL
939 LONGFELLOW ST. NW APT. 209
WASHINGTON DC 20011-8230

METRO VENTURE PARTNERS LLC
939 LONGFELLOW ST. NW #68103107
WASHINGTON DC 20011-8238

1727 MASS AVE LLC
6 CARVER RD
CABIN JOHN MD 20818-1214

WEEDON, CAROLYN
939 LONGFELLOW ST. NW #210
WASHINGTON DC 20011-8230

DILONE, MIGUEL
939 LONGFELLOW ST. NW UNIT 7
WASHINGTON DC 20011-8238

WASS, MARJORIE
939 LONGFELLOW ST. NW
WASHINGTON DC 20011-8238

TAPPER, NATIYA D.
5040 1ST ST NW #103
WASHINGTON DC 20011-3349

METRO VENTURE PARTNERS LLC
939 LONGFELLOW ST. NW #6
WASHINGTON DC 20011-8228

NABEL-FOSTER, SIBYLIE
939 LONGFELLOW ST. NW #202
WASHINGTON DC 20011-8229

ALLEN, DAN S.
939 LONGFELLOW ST. NW UNIT 302
WASHINGTON DC 20011-8238

FRINK, JACQUELINE D.
939 LONGFELLOW ST. NW #102
WASHINGTON DC 20011-8228

BOYCE, CHEYENNE L.
939 LONGFELLOW ST. NW APT. 203
WASHINGTON DC 20011-8229

RIZVI, SANA Z.
939 LONGFELLOW ST. NW #303
WASHINGTON DC 20011-8231

BONILLA, ANA
939 LONGFELLOW ST. NW UNIT #103
WASHINGTON DC 20011-8228

BAUTE, MARCELO
939 LONGFELLOW ST. NW APT. 204
WASHINGTON DC 20011-8229

HURT, SHONDA D.
939 LONGFELLOW ST. NW UNIT 304
WASHINGTON DC 20011-8238

THOMPSON, REBECCA E.
939 LONGFELLOW ST. NW APT 305
WASHINGTON DC 20011-8231

WHITE, RACHEL C.
936 MADISON ST. NW #104
WASHINGTON DC 20011-8200

WEICHT, WESLEY
922 MADISON ST. NW #
WASHINGTON DC 20011-8215

DEHEZA, ELENA
939 LONGFELLOW ST. NW UNIT 306
WASHINGTON DC 20011-8238

IGLESIAS, CARLOS R.
936 MADISON ST. NW #201
WASHINGTON DC 20011-8213

DANKO, MICHAEL T.
922 MADISON ST. NW
WASHINGTON DC 20011-8215

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939 LONGFELLOW ST. NW APT 307
WASHINGTON DC 20011-8231

ALLEN, NAFEESEAH
20 SCOFIELD ST
NEWARK NJ 07106-3706

ORTH, LYDIA H.
922 MADISON ST. NW #103
WASHINGTON DC 20011-8215

ROMAN, MARIA L.
939 LONGFELLOW ST. NW UNIT 308
WASHINGTON DC 20011-8238

ADEM, LULA
936 MADISON ST. NW #203
WASHINGTON DC 20011-8200

STAPLEFOOTE, COREY S.
922 MADISON ST. NW
WASHINGTON DC 20011-8215

ANTHONY LEIGH LLC
2333 1ST ST. NW
WASHINGTON DC 20001-1080

CHARLES, ABBY
2122 MASSACHUSETTS AVE NW
WASHINGTON DC 20008-2833

CAMPBELL, GREGORY R.
922 MADISON ST. NW #201
WASHINGTON DC 20011-8215

DANCING PLANTAINS LLC
939 LONGFELLOW ST. NW #310
WASHINGTON DC 20011-8231

HUSBANDS, DESIRE A.
936 MADISON ST. NW UNIT 205
WASHINGTON DC 20011-8213

EMERICK, VERONICA
922 MADISON ST. NW #202
WASHINGTON DC 20011-8215

ALLEN-TURL, ALEXANDER J.
1429 TAYLOR ST. NW
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ANNIE L REYNOLDS TRUSTEE
5622 9TH ST. NW
WASHINGTON DC 20011-8201

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922 MADISON ST. NW #203
WASHINGTON DC 20011-8215

YOUNG, GERALD
10225 HOLLY HILL PLACE
POTOMAC MD 20854-5025

COOPER, LOUIS Y.
922 MADISON ST. NW #204
WASHINGTON DC 20011-8215

BROOKLEIGH LLC
PO BOX 2136
CENTREVILLE VA 20122-2136

WILSON, MELINDA I.
922 MADISON ST. NW #1
WASHINGTON DC 20011-8215

MAGAR, NISHANT S.
922 MADISON ST. NW #301
WASHINGTON DC 20011-8215

PENALOZA, MARIA T.
936 MADISON ST. NW #103
WASHINGTON DC 20011-8200

CHIRLES, PAUL J.
2005 FRAMPTON AVENUE
CHARLESTON SC 29412-2013

HARRIS, JANINE J.
922 MADISON ST. NW #302
WASHINGTON DC 20011-8215

MARTIN-HENRY, HAZELYN
922 MADISON ST. NW #303
WASHINGTON DC 20011-8215

BERHANU, TSEGAHIWOT
2909 WILLSTON PLACE #101
FALLS CHURCH VA 22044-2844

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

DISTRICT OF COLUMBIA
2000 14TH ST. NW 8TH FLOOR
WASHINGTON DC 20009-4487

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

GLM PARTNERSHIP-
P.O. BOX 2198
MEMPHIS TN 38101-2198

945 LONGFELLOW ST NW LLC
115 BYTHAM RIDGE LANE
POTOMAC MD 20854-4033

KLUTTS, KATHRYN A.
928 MADISON ST. NW
WASHINGTON DC 20011-8213

76 M, INC.
3104 BRUCE PLACE SE APT. 201
WASHINGTON DC 20020-2951

BRIGHTWOOD GARDENS
COOPERATIVE
6422 GROVEDALE DRIVE #201
ALEXANDRIA VA 22310-2570

WALLACE, SHAWN
11604 COSCA PARK DRIVE
CLINTON MD 20735-4100

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914 MADISON ST NW
WASHINGTON DC 20011-8213

PADILLA, MARIA T.
930 MADISON ST. NW #1
WASHINGTON DC 20011-8222

KOVACK, LISA W.
912 MADISON ST. NW
WASHINGTON DC 20011-8213

BROOKS, ALICE E.
910 MADISON ST. NW
WASHINGTON DC 20011-8213

BEREAN BAPTIST CHURCH
924 MADISON ST. NW
WASHINGTON DC 20011-8213

ANC 4B
715 VAN BUREN STREET NW
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