

June 8, 2021

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission
for a Modification to an approved
Planned Unit Development**

Lot 827, Square 5194¹

Providence Place I, LP (“**Applicant**”), on behalf of Progressive National Baptist Convention, Inc. (“**PNBC**”), hereby gives notice of its intent to file an application for a modification to an approved planned unit development (“**PUD**”) with the District of Columbia Zoning Commission (the “**Commission**”) under Subtitle Z of the District of Columbia Zoning Regulations, 11 DCMR. The Applicant will also request a waiver from 11-Z DCMR § 300.7, which requires that the modification application be filed no earlier than 45 days from the date of this notice.

The property that is the subject of this modification application consists of Lot 827 in Square 5194, along 50th Street, NE in Ward 7 (the “**Property**”). The Property is generally bounded by Nannie Helen Burroughs Avenue to the north, the remainder of the PNBC campus to the east, Fitch Place to the south, and 50th Street to the west. An apartment house with 100 affordable units is currently under construction on the Property.

The apartment house under construction on the Property was approved as a PUD pursuant to Zoning Commission Order No. 17-08. The approval also included a related Zoning Map amendment from the RA-1 to RA-2 zone. The Applicant seeks to modify the PUD to include flexibility to permit a vertical clearance of 13 feet, 4 inches, where 11-C DCMR § 905.2 requires a minimum of 14 feet.

For additional information regarding the proposed PUD modification application, please contact Leila M. Jackson Batties of Holland & Knight LLP at (202) 419-2583.

cc: D.C. Zoning Commission
D.C. Office of Planning
Advisory Neighborhood Commission 7C

¹ Lot 827 is a part of the former Lot 825. By virtue of the Disclaimer for Theoretical Assessment and Taxation Lot dated February 11, 2021, Lot 825 was divided into Lots 827 and 828. Lot 825 is part of the former Lot 824, which was divided into Lots 825 and 826 by the Office of Tax and Revenue on April 9, 2018.

Certificate of Notice

I **HEREBY CERTIFY** that a copy of the Notice of Intent to file a zoning application for modification to an approved Planned Unit Development (“**PUD**”) and related Zoning Map amendment for property located at Lot 827 in Square 5194 (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**”) 7C on June 8, 2021.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Property are attached hereto.



By: Leila M. Jackson Batties

Date: June 8, 2021

June 14, 2021

REVISED¹ NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission
for a Modification to an approved
Planned Unit Development**

Lot 827, Square 5194²

Providence Place I, LP (“Applicant”), on behalf of Progressive National Baptist Convention, Inc. (“PNBC”), hereby gives notice of its intent to file an application for a modification to an approved planned unit development (“PUD”) with the District of Columbia Zoning Commission (the “Commission”) under Subtitle Z of the District of Columbia Zoning Regulations, 11 DCMR. The Applicant will also request a waiver from 11-Z DCMR § 300.7, which requires that the modification application be filed no earlier than forty-five (45) days from the date of this notice.

The property that is the subject of this modification application consists of Lot 827 in Square 5194, along 50th Street, NE in Ward 7 (the “Property”). The Property is generally bounded by Nannie Helen Burroughs Avenue to the north, the remainder of the PNBC campus to the east, Fitch Place to the south, and 50th Street to the west. An apartment house with 100 affordable units is currently under construction on the Property.

The apartment house under construction on the Property was approved as a PUD pursuant to Zoning Commission Order No. 17-08. The approval also included a related Zoning Map amendment from the RA-1 to RA-2 zone. **The Applicant seeks to modify the PUD to include flexibility to permit a vertical clearance of 12 feet, 6 inches**, where 11-C DCMR § 905.2 requires a minimum of 14 feet.

For additional information regarding the proposed PUD modification application, please contact Leila M. Jackson Batties of Holland & Knight LLP at (202) 419-2583.

cc: D.C. Zoning Commission
D.C. Office of Planning
Advisory Neighborhood Commission 7C

¹ This Notice of Intent (NOI) revises the NOI dated June 8, 2021, as indicated by the **bold** and underlined text in the third paragraph.

² Lot 827 is a part of the former Lot 825. By virtue of the Disclaimer for Theoretical Assessment and Taxation Lot dated February 11, 2021, Lot 825 was divided into Lots 827 and 828. Lot 825 is part of the former Lot 824, which was divided into Lots 825 and 826 by the Office of Tax and Revenue on April 9, 2018.

Certificate of Notice

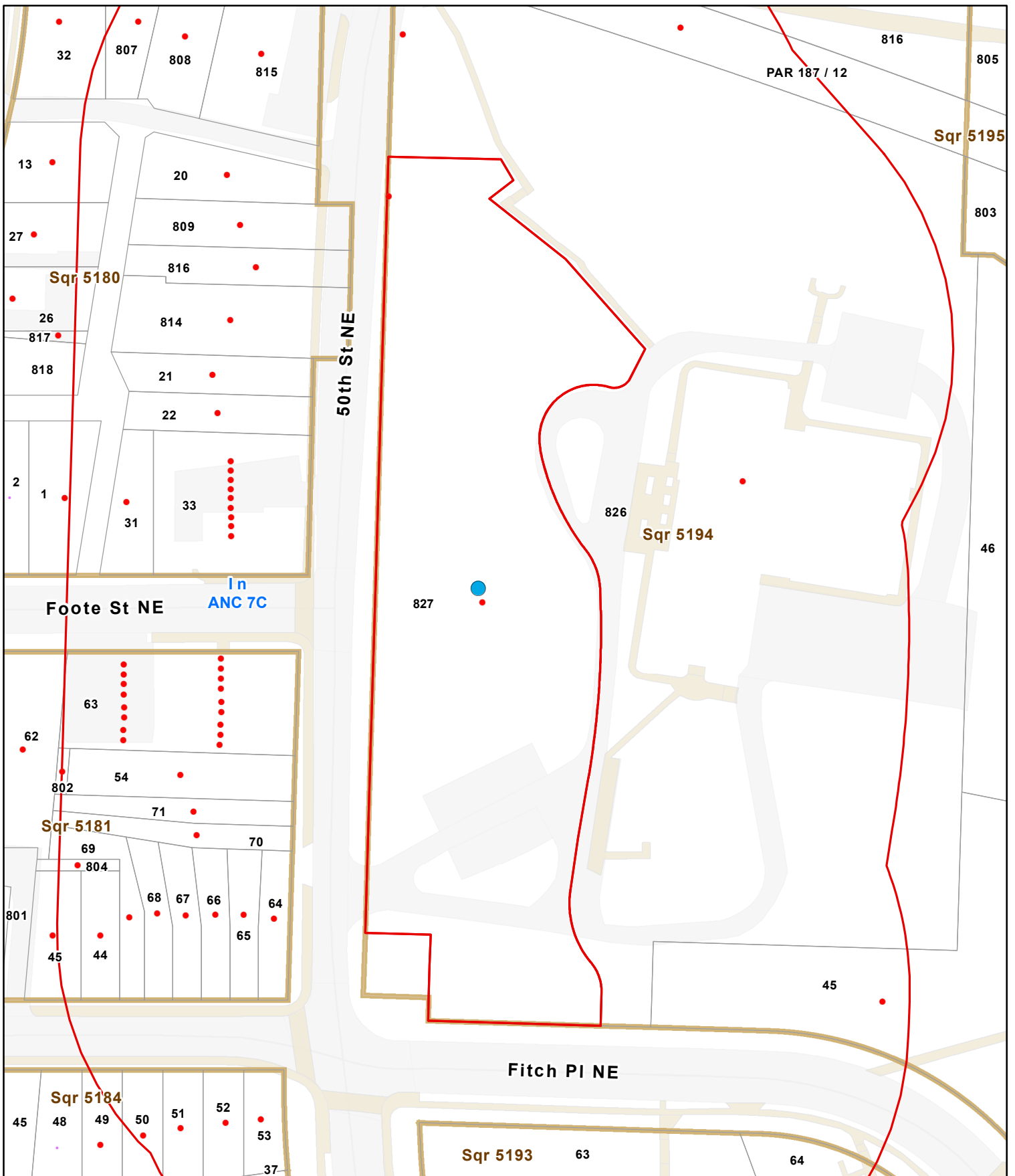
I HEREBY CERTIFY that a copy of the Revised Notice of Intent to File a Zoning Application for modification to an approved Planned Unit Development (“**PUD**”) and related Zoning Map amendment for property located at Lot 827 in Square 5194 (the “**Property**”), was mailed to the owners of all property within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commission (“**ANC**”) 7C on June 14, 2021.

A copy of the Revised Notice of Intent and the list of property owners within 200 feet of the Property are attached hereto.



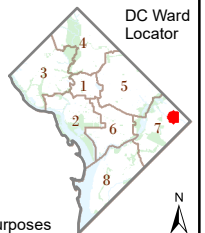
By: Leila M. Jackson Batties

Date: June 14, 2021



Subject Property ID(s):
5194 0827

- Subject Property
- Radius
- Ownership Lots
- DC Squares
- ANC Boundary



LUIS E. ROA
628 50TH STREET, N.E.
WASHINGTON, D.C. 20019-5449

HENRY S. WASHINGTON & SONS
4927 NANNIE HELEN BURROUGHS
AVE.
WASHINGTON, D.C. 20019-4818

BONITA JOHNSON
612 50TH STREET, N.E.
WASHINGTON, D.C. 20019-5419

FRANCIS FABRIZIO
2530 Q STREET, N.W.
WASHINGTON, D.C. 20007

SARANNE DIX
42 GALVESTON STREET, S.W.
WASHINGTON, D.C. 20032-1998

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605 49TH PLACE N.E.
WASHINGTON, D.C. 20019-4874

BRENDA D. RAMSEY
601 53RD STREET, S.E.
WASHINGTON, D.C. 20019-5902

4935 NHB AVE NE LLC
4935 NANNIE HELEN BURROUGHS
AVENUE
WASHINGTON, D.C. 20019-5400

L. G. WILLIAMS
607 49TH PLACE, N.E.
WASHINGTON, D.C. 20019-4874

AIKO HAWKINS
4919 FOOTE STREET, N.E.
WASHINGTON, D.C. 20019-4722

MICHELLE RODGERS
4950 FITCH PLACE, N.E.
WASHINGTON, D.C. 20019-4719

THOMEKA RAY
722 OGLETHORPE ST., N.E.
WASHINGTON, D.C. 20011-2735

BRENDA ALSTON
1926 BENNING ROAD, N.E.
WASHINGTON, D.C. 20002-4724

KEITH JAMES
3819 HANSBERRY COURT, N.E.
WASHINGTON, D.C. 20018-3818

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6101 L STREET
CAPITOL HEIGHTS, MD 20743

DISTRICT OF COLUMBIA HOUSING
1133 NORTH CAPITOL STREET, N.E.
WASHINGTON, D.C. 20743-1471

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13424 CLASSIC COURT
WOODRIDGE, VA 22192-4502

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LANDOVER, MD 20785

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WASHINGTON, D.C. 20020-0800

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PD 120 PROPERTIES LLC
4929 FOOTE STREET, N.E.
APT. #2
WASHINGTON, D.C. 20019-4722

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4929 FOOTE STREET, N.E.
APT. #12
WASHINGTON, D.C. 20019-4747

ANNA HARRIS
4929 FOOTE STREET, N.E.
APT. #3
WASHINGTON, D.C. 20019-4747

SHAWN BRANCH
4949 FOOTE STREET, N.E.
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AMALIA E. ALVARADO DE
SARMIENTO
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4929 FOOTE STREET, N.E.
APT. # 14
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TEREZA I. CARDOZA
4926 FOOTE STREET, N.E.
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4929 FOOTE STREET, N.E.
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6203 20TH PLACE
HYATTSVILLE, MD 20782-1602

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8121 MISTY EVE LANE
CHARLOTTE, N.C. 28213-5792

HELPING PEOPLE THRIVE LLC
4929 FOOTE STREET, N.E.
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PAUL E. TAYLOR
4929 FOOTE STREET, N.E.
APT. #8
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TOOMS 1 LLC
P. O. BOX 34732
BETHESDA, MD 20827-0732

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LANDOVER, MD 20785-3214

DISTRICT PROPERTIES COM., INC.
6201 COLUMBIA PARK ROAD
LANDOVER, MD 20785-3214

METROPOLITAN POLICE BOYS &
GIRLS CLUB
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WASHINGTON, D.C. 20019-3423

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SUITE 900
WASHINGTON, D.C. 20001-2271

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WASHINGTON, D.C. 20019-5450

ADVISORY NEIGHBORHOOD
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AVE., N.E. - SUITE #2
WASHINGTON, D.C. 20019

ANC 7C CHAIRMAN ANTAWON
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4805 MEADE STREET, N.E.
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WASHINGTON, D.C. 20019