

Tab D

Certificate of Notice

I HEREBY CERTIFY that on December 23, 2021 a copy of the attached Revised Notice of Intent to File a Zoning Application was sent via first-class mail to the owners of property within 200 feet of 4401-4435 Benning Road NE (Lots 40 and 61, Square 5085) and Advisory Neighborhood Commission 7D, as required by the Zoning Regulations pursuant to Subtitle Z §§ 301.6, 300.7 and 301.10(e).

Additionally, prior to filing the subject application, the Applicant NRP Properties LLC has met with and discussed the proposed project with Advisory Neighborhood Commission 7D, D.C. Office of Planning staff, and D.C. Department of Transportation staff.



Meridith H. Moldenhauer

December 23, 2021

REVISED NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the D.C. Zoning Commission for Design Review Approval

NRP Properties LLC (the “Applicant”), on behalf of property owners ZS Benning LLC and ZS 4401 LLC, gives revised notice of its intent to file an application for design review approval under Subtitle X, Chapter 6 of the District of Columbia Zoning Regulations (the “Zoning Regulations”). The Applicant proposes to construct a 100% affordable development at 4401 Benning Road NE and 4435 Benning Road NE (Lots 40 and 61, Square 5085) (the “Property”). Pursuant to Subtitle X § 603.1, the Applicant will request flexibility from the development standards pertaining to rear yard (Subtitle G § 405.3) and vehicular parking (Subtitle C § 703.2).

The Property is located on the western side of Benning Road NE between Blaine Street NE and East Capitol Street NE. The Property is located in the MU-7 zone and contains approximately 25,925 square feet of land area. The Property is partially improved with a one-story commercial office building (4435 Benning Road NE, or Lot 61) but is otherwise unimproved and vacant (4401 Benning Road NE, or Lot 40). The Benning Road Metrorail Station is one-half block from the Property. The Property is within the jurisdiction of Advisory Neighborhood Commission 7D.

The Applicant proposes to demolish the one-story office building and construct a new mixed-use building containing approximately 112,153 square feet of gross floor area, or 4.33 FAR. The proposal will have approximately 105 - 115 residential units, all of which will be affordable per the D.C. Department of Housing and Community Development’s requirements. Additionally, the ground floor will incorporate either a non-residential use or residential amenity space. The maximum building height will be approximately 93’6” (subject to Subtitle X § 303.10) and the lot occupancy is approximately 48%. The building will include four vehicle parking spaces and 43 long-term bike parking spaces that will be accessible from the garage level. The project will provide one loading berth and one service/delivery space.

The application will be filed with the Zoning Commission for District of Columbia (the “Zoning Commission”) not less than forty-five (45) days from the date of this notice. This notice is given pursuant to Subtitle Z § 301.6 of the Zoning Regulations. In accordance with Subtitle Z § 301.8, the Applicant will make all reasonable efforts to attend a duly noticed meeting of the affected ANC during the 45-day notice period to discuss the project. The developers for this proposal are The NRP Group and the Marshall Heights Community Development Organization; the architect is PGN Architects; and land use counsel is Cozen O’Connor. The Applicant is available to discuss the proposed development with all interested and affected groups and individuals. Should you need any additional information regarding the proposed design review application, please contact Meridith Moldenhauer at mmoldenhauer@cozen.com or 202-747-0767.