

Certificate of Notice

I hereby certify that, on January 24, 2022, a copy of the Notice of Intent to File a Zoning Application for a Zoning Map amendment for the property located at Lot 813 in Square 2819 (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.

The 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 will make 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: Leila M. Jackson Batties

Date: January 24, 2022

January 24, 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**

4411 14th Street, NW / (Square 2819, Lot 813)

Mid-Atlantic Neighborhood Development Corporation (the “Applicant”), on behalf of Alpha Kappa Alpha Sorority Inc. (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 (the “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 Commission not less than forty-five (45) days from the date of this notice.

The subject property included in the application is located at premises 4411 14th Street, NW, which is more particularly known as Lot 813 in Square 2819 (the “Property”), and consists of approximately 11,877 square feet of land area. The Property is generally bounded by 14th Street to the west, Arkansas Avenue to the east, and private property to the north and south, all in the northwest quadrant of the District. The Property is located in Ward 4 and is within the boundaries of Advisory Neighborhood Commission (“ANC”) 4C05. The Property is presently zoned MU-3A.

The Applicant will seek a Zoning Map amendment to rezone the entire Property from MU-3A to the Mixed Use (MU)-7A zone. The purposes of the MU zones are, among other things, to provide for the orderly development and use of land and structures in the MU zones, characterized by a mixture of land uses; provide for a varied mix of residential, employment, retail, service, and other related uses at appropriate densities and scale throughout the city; and ensure that infill development is compatible with the prevailing development pattern within the zone and surrounding areas. See 11-G DCMR § 100.3. The MU-7 zones are specifically intended to permit medium-density mixed-use development and be located on arterial streets, in uptown and regional centers, and at rapid transit stops. 11-G DCMR § 400.6.

The maximum permitted density in the MU-7A zone is a floor area ratio (“FAR”) of 4.0 (4.8 FAR for Inclusionary Zoning (“IZ”) developments), of which up to 1.0 FAR may be devoted to non-residential use. 11-G DCMR § 402.1. The MU-7A zone permits a maximum building height of 65 feet and no limit on the number of stories. 11-G DCMR § 403.1. In the MU-7A zone, a penthouse may achieve a height of 12 feet, except a height of 18.5 feet is permitted for penthouse mechanical space. The maximum lot occupancy for residential use in the MU-7A zone is 75% (80% for IZ developments).

The designation for the Property on the Comprehensive Plan Future Land Use Map is Mixed Use -- Medium Density Residential / Moderate Density Commercial. The designation on the Comprehensive Plan General Policy Map is Neighborhood Conservation Area.

The Applicant's land use counsel is Holland & Knight LLP. Should you need additional information regarding the proposed zoning map amendment application, please contact Leila Batties at leila.batties@hklaw.com or (202) 419.2583.

ANACOSTIA REALTY LLC
6820B COMMERCIAL DR
SPRINGFIELD VA 22151-4201

BENITEZ, JESUS A
1401 WEBSTER ST NW
WASHINGTON DC 20011-7029

4406 14TH ST DEVELOPMENT LLC
4406 14TH ST NW
WASHINGTON DC 20011-7020

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

ANDRINGA, JULIE C
1403 WEBSTER ST NW
WASHINGTON DC 20011-7029

RE'ESE ADBARAT DEBRE SELAM KIDIST
1350 BUCHANAN ST NW
WASHINGTON DC 20011-4453

4403 14TH STREET NW LLC
3628 12TH ST NE
WASHINGTON DC 20017-2546

SMALL, LAURA B
1405 WEBSTER ST NW
WASHINGTON DC 20011-7029

4331 14TH STREET LLC
1331 CONN AVE NW
WASHINGTON DC 20036-1801

4425 14TH ST LLC
3628 12TH ST NE
WASHINGTON DC 20017-2546

GIROUX, DAVID
4420 14TH ST NW
WASHINGTON DC 20011-7020

DBGMS, LLC
1331 CONNECTICUT AVE NW
WASHINGTON DC 20036-1801

REDFINNOW BORROWER LLC
2611 INTERNET BLVD STE 201
FRISCO TX 75034-9093

ASSEFA, TSION
9317 NEW HAMPSHIRE AVE
SILVER SPRING MD 20903-2315

SIMPSON, CICELY D
4416 14TH ST NW
WASHINGTON DC 20011-7020

ASEFA, MISS L
4413 14TH ST NW
WASHINGTON DC 20011-7019

GORDON, CONRAD
4414 14TH ST NW
WASHINGTON DC 20011-7020

ANGELINA E EMANUELE TRUSTEE
10304 MONTGOMERY AVE
KENSINGTON MD 20895-3327

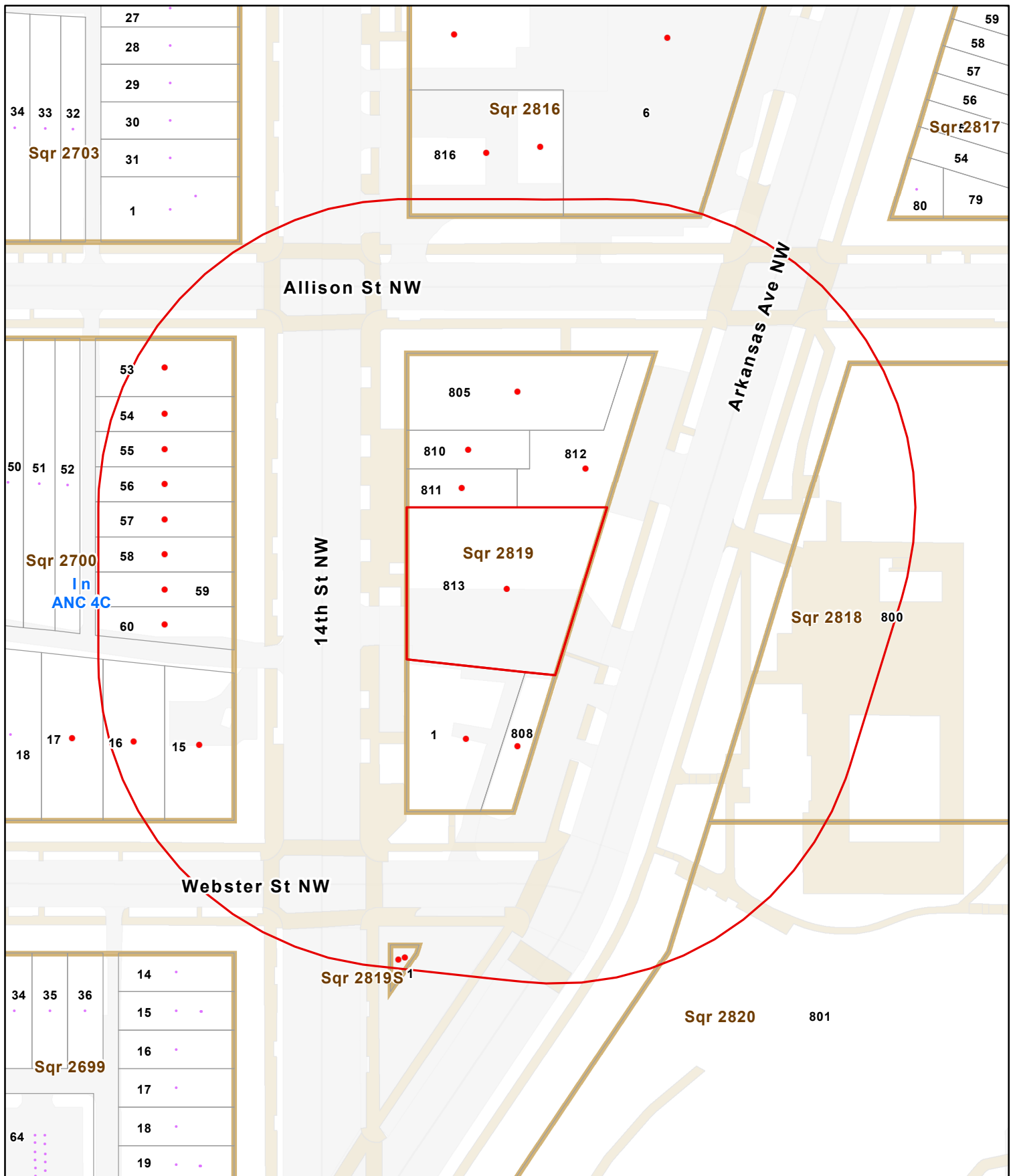
PAGUADA, MIRIAN
4412 14TH ST NW
WASHINGTON DC 20011-7020

ALPHA KAPPA ALPHA SRRTY INC
4411 14TH ST NW
WASHINGTON DC 20011-7019

HOLMAN, ANNIE M
4410 14TH ST NW
WASHINGTON DC 20011-7020

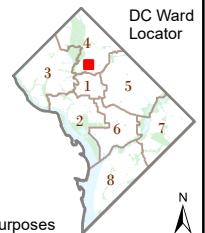
DISTRICT OF COLUMBIA
1133 N CAPITOL ST NE
WASHINGTON DC 20002-7561

GONZALES, MIGUEL P
5700 COLORADO AVE NW
WASHINGTON DC 20011-7806



Subject Property ID(s):
2819 0813

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



1:1,000
 0 50
 Feet

Print Date: 10/18/2021
 For general planning purposes