


GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 17-10**

As Secretary to the Commission, I hereby certify that on May 12, 2017 copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(\*), to the following:

1. *D.C. Register*
2. Leila Batties, Esq.  
Holland & Knight
3. ANC 7C  
4651 Nannie Helen Burroughs Ave., N.E #2  
Washington, DC 20019
4. Commissioner Patricia Malloy  
ANC/SMD 7C01  
501 50<sup>th</sup> Place NE  
Washington, DC 20019
5. Gottlieb Simon  
ANC
6. Councilmember Gray
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Jamie Henson and Anna Chamberlin)
9. Charles Thomas, Esq.  
General Counsel  
DCRA
10. Office of the Attorney General (Alan Bergstein)
11. At-Large Councilmembers:
  - Phil Mendelson
  - David Grosso
  - Elissa Silverman
  - Anita Bonds
  - Robert White, Jr.

ATTESTED BY:   
Sharon S. Schellin  
Secretary to the Zoning Commission  
Office of Zoning

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FILING**  
**Z.C. Case No. 17-10**  
**(The Warrenton Group – Consolidated PUD and Related Map Amendment @**  
**Square 5196, Lots 19, 37, 805, and 814)**  
**May 12, 2017**

**THIS CASE IS OF INTEREST TO ANC 7C**

On May 5, 2017, the Office of Zoning received an application from The Warrenton Group (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 19, 37, 805, and 814, plus a portion of a public alley to be closed, in Square 5196 in northeast Washington, D.C. (Ward 7), on property located in the 5119-5123 and 5127 Nannie Helen Burroughs Avenue, N.E. and 612 Division Avenue, N.E. The property is currently zoned MU-3. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to the MU-5-A zone.

The PUD site is currently improved with a carry-out restaurant and vacant buildings, one of which is the historic Strand Theater, which the Applicant proposes to renovate in connection with the PUD. The Applicant proposes to redevelop the property with a mixed-use building that includes 86 residential units, all of which will be reserved for households not exceeding 60% of the area median income (“AMI”), and ground-floor retail and community space. The height of the proposed building will be approximately 68 feet and the maximum density will be 4.61 floor area ratio (“FAR”). The project will include a ground-level parking garage with 17 parking spaces, and it will meet the requirements of the Enterprise Green Communities standard for residential buildings.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.