

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



U.S. POSTAGE FITNEY BOWE
ZIP 20001 \$ 000.50⁰⁰
02 4W
0000347839 MAY 29 2019

2228 MLK LLC
1445 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004-1007

REF 207 DE 1 8508/19/19

RETURN TO SENDER
REF USE RETURN
UNABLE TO FORWARD

REF
20001271441

REF: 20001271441 *0151-00765-29-38

ZONING COMMISSION
District of Columbia
CASE NO.19-03
EXHIBIT NO.36

RECEIVED
D.C. OFFICE OF ZONING

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: Monday, July 15, 2019, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 19-03 (Masjid Muhammad, Inc. - Map Amendment @ Square 5790, Lots 32-35, 39, 40, 47, 818, & 819)

THIS CASE IS OF INTEREST TO ANC 8A

On January 16, 2019, Masjid Muhammad, Inc. (“Masjid”) filed a petition requesting approval of a Zoning Map amendment to rezone property known as Lots 32-35, 39, 40, 47, 818, and 819 in Square 5790 (“Property”), from the MU-4 zone to the MU-5A zone. On March 1, 2019, the Office of Planning submitted a report in support of setting down the petition for a public hearing. At its public meeting of March 11, 2019, the Zoning Commission voted to set down the petition for a public hearing as a rulemaking. Masjid submitted its prehearing statement on March 14, 2019. On May 16, 2019, the Commission reconsidered its decision to set down the case as a rulemaking and instead decided to conduct the public hearing as a contested case.

The Property consists of approximately 46,859 square feet of land area bounded by approximately Chicago Street, S.E. to the northeast, Martin Luther King Jr. Avenue, S.E. to the southeast, Talbert Street, S.E. to the southwest, and 20-foot wide public alley to the northwest. The Property is currently developed with buildings that contain a mixture of uses such as medical offices, restaurant, private school and general offices as well as one vacant building. Across Chicago Street, S.E. to the northeast are row houses in the RA-1 zone and a portion of the Reunion Square PUD which has been approved for a four-story residential building. Across Martin Luther King Jr. Avenue, S.E. to the southeast is a five-story apartment building with ground floor retail in the MU-7 zone and the five-story Salvation Army mixed-use building, a one-story, car servicing building, and a three-story, apartment building in the MU-4 zone. To the southwest across Talbert Street, S.E. is a two-story building with ground floor retail and offices above in the MU-4 zone. Across the alley to the northwest are two-story detached dwellings, row dwellings and vacant properties in the RF-1 zone. Generally, the surrounding area includes a varied mix of housing, office, retail and institutional uses. The Property is designated Mixed Use (Medium Density Commercial/Medium Density Residential) on the Comprehensive Plan Future Land Use Map, and is designated Main Street Mixed Use Corridor on the Comprehensive Plan Generalized Policy Map.

Masjid seeks a Zoning Map amendment to rezone the Property from the MU-4 zone to the MU-5A zone. The existing MU-4 zone allows moderate-density mixed-use development located in low- and moderate-density residential areas with access to main roadways or rapid transit stops that include office employment centers, shopping centers, and moderate bulk mixed-use centers. The existing MU-4 zone has a maximum building height of 50 feet; a maximum density of 2.5 FAR