

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 23-13

As Secretary to the Commission, I hereby certify that on June 27, 2023, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

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| 1. <i>D.C. Register</i> | 8. Office of Planning (Jennifer Steingasser) |
| 2. Kyrus L. Freeman, Esq.
Holland and Knight, LLP | 9. DDOT (Jonathan Rogers & Aaron Zimmerman) |
| 3. ANC 7F
7F@anc.dc.gov | 10. Esther Yong McGraw, Esq.
General Counsel
Dept. Of Building |
| 4. ANC/SMD 7F01
7F01@anc.dc.gov | 11. Connor Rattey (DOEE) |
| 5. ANC/SMD 7F02
7F02@anc.dc.gov | 12. Lead Attorney - ZC (Hillary Lovick, Esq.) |
| 6. Kent Boese & Gail Fast
Office of ANC | 13. At-Large Councilmembers: |
| 7. Councilmember Vincent C. Gray | <ul style="list-style-type: none">• Phil Mendelson• Kenyan McDuffie• Christina Henderson• Anita Bonds• Robert White, Jr. |

ATTESTED BY:

A handwritten signature in blue ink, reading "Sharon S. Schellin", is written over a horizontal line.

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. 23-13
(3 Benning Holdco B, LLC– Map Amendment @ Square 5048-W)
June 27, 2023

THIS CASE IS OF INTEREST TO ANC 7F.

On June 13, 2023, the Office of Zoning received an application from 3 Benning Holdco B, LLC (the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 825, 826, 827, and 828 in Square 5048-W in northeast Washington, D.C. (Ward 7), on property located at Annacostia Road & Minnesota Avenue N.E. property is currently zoned RA-1. The Applicant is proposing a map amendment to rezone the property to the MU-7A zone.

The RA-1 zone is intended to provide for areas predominantly developed with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments. The maximum density in the RA-1 zone is 0.9 FAR (1.08 FAR with Inclusionary Zoning (“IZ”)). The maximum permitted height is 40 feet and three stories. The maximum permitted penthouse height is 12 feet and one story. The maximum lot occupancy is 40%.

The MU-7A zone is intended to permit medium density mixed use development and be located on arterial streets, in uptown and regional centers, and at rapid transit stops. The maximum density in the MU-7A zone is 4.0 FAR 4.8 FAR (IZ), of which no more than 1.0 FAR may be devoted to non-residential uses. The maximum permitted height in the MU-7A zone is 65 feet with no limit on the number of stories. The maximum permitted penthouse height in the MU-7A zone is 12 feet, 18.5 feet for penthouse mechanical space. One story permitted with a second story permitted for penthouse mechanical space. Maximum lot occupancy for residential uses is 75% (80% with IZ).

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.