

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## ADVISORY NEIGHBORHOOD COMMISSION 7C

BURRVILLE, CAPITOL VIEW, DEANWOOD, GRANT PARK, HILLBROOK,  
LINCOLN HEIGHTS, AND NORTHEAST BOUNDARY NEIGHBORHOODS



Advisory Neighborhood Commission (ANC) 7C  
4651 Nannie Helen Burroughs Ave. NE, Suite 2  
Washington, DC 20019

March 20, 2025

Zoning Commission  
for the District of Columbia  
441 4th Street, NW, Suite 210S  
Washington, D.C. 20001

VIA: [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)

**RE: Z.C. Case No. 24-13 Zoning Map Amendment from the MU-3A Zone to the MU-7B Zone 4301 Nannie Helen Burroughs Avenue, NE (Square 5094, Lot 104)**

Dear Members of the Commission,

On March 13, 2025, ANC7C held its regularly scheduled public meeting, which was properly noticed and attended by nine Commissioners, constituting a quorum. At this meeting the Commission voted 9-0 in support of the Zoning Map Amendment application from the MU-3A Zone to the MU-7B Zone 4301 Nannie Helen Burroughs Avenue, NE (Square 5094, Lot 104).

ANC7C strongly supports Zoning Commission application. The project is in ANC7C09 along Nannie Helen Burroughs Avenue. ANC7C09 overwhelmingly support the planned renovation project. This initiative represents much more than a zoning change — it is a step forward for revitalization of the business corridor the Nannie Helen Burroughs corridor.

The owner/operator and its representatives have completed extensive community outreach, meeting with residents, stakeholders, and ANC7C commissioners, and responding to community concerns. The business owner met personally with ANC Commissioners to hear concerns, discuss future engagement, and to forge a partnership that seeks benefit the community the restaurant serves. This open and collaborative process has made it clear that this project has broad, enthusiastic support across the neighborhood.

Further, this redevelopment project is consistent with several McDonald's throughout the city. The proposed construction project will expand the drive-through and enhance both the employee and patron experience.

The proposed map amendment would rezone the property to MU-7B, which allows a higher maximum FAR than the existing MU-3A zone. It is the Commission's understanding that the rezoning is necessary to accommodate the existing drive-through in the planned redevelopment. ANC7C has been informed that no housing will be built on this site. Further, as zoning regulations continue to evolve, cases such as these should be considered for a grandfather clause. The effort to up-zone a land-use designation, to accommodate an existing and remaining drive-through may have been more efficiently accomplished through special dispensation. Up-zoning introduces the possibility of residential development, to include affordable housing. Ward 7, and ANC7C has been flooded with a deluge of affordable housing. This in no way represents what the commission, community, or owner/operator would like to see for this site.

ANC7C greatly appreciates the Zoning Commission's consideration of our strong support for the above zoning application and is available to answer any questions from the Zoning Commission. This letter of support authorizes Commissioner Carrie N. Brown or her designee to represent the Commission in this matter.

Respectfully submitted,



Carrie N. Brown  
Vice Chair, ANC7C  
Burrville, Capitol View, Deanwood, Grant Park, Hillbrook, Lincoln Heights, And Northeast Boundary Neighborhoods