


Certificate of Notice

I HEREBY CERTIFY that on September 5, 2024, a copy of a Notice of Intent to File a Zoning Application for property located at 4301 Nannie Helen Burroughs Avenue, NE (Lot 104 in Square 5049) (the "Property") was mailed to the owners of all property located within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commission 7C. The Notice of Intent was mailed pursuant to Subtitle Z § 304.5 of the Zoning Regulations.

The application will be filed with the Zoning Commission no less than forty-five (45) days following September 5, 2024, 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 45-day notice period.

A copy of the Notice of Intent and the list of property owners and ANC commissioners to whom the Notice of Intent was mailed are attached hereto.


Jessica Raabe Bloomfield

9/5/2024
Date

September 5, 2024

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**

**4301 Nannie Helen Burroughs Avenue, NE
(Square 5094, Lot 104)**

Golden Arch Realty Corporation (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, Chapter 304 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations (“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.

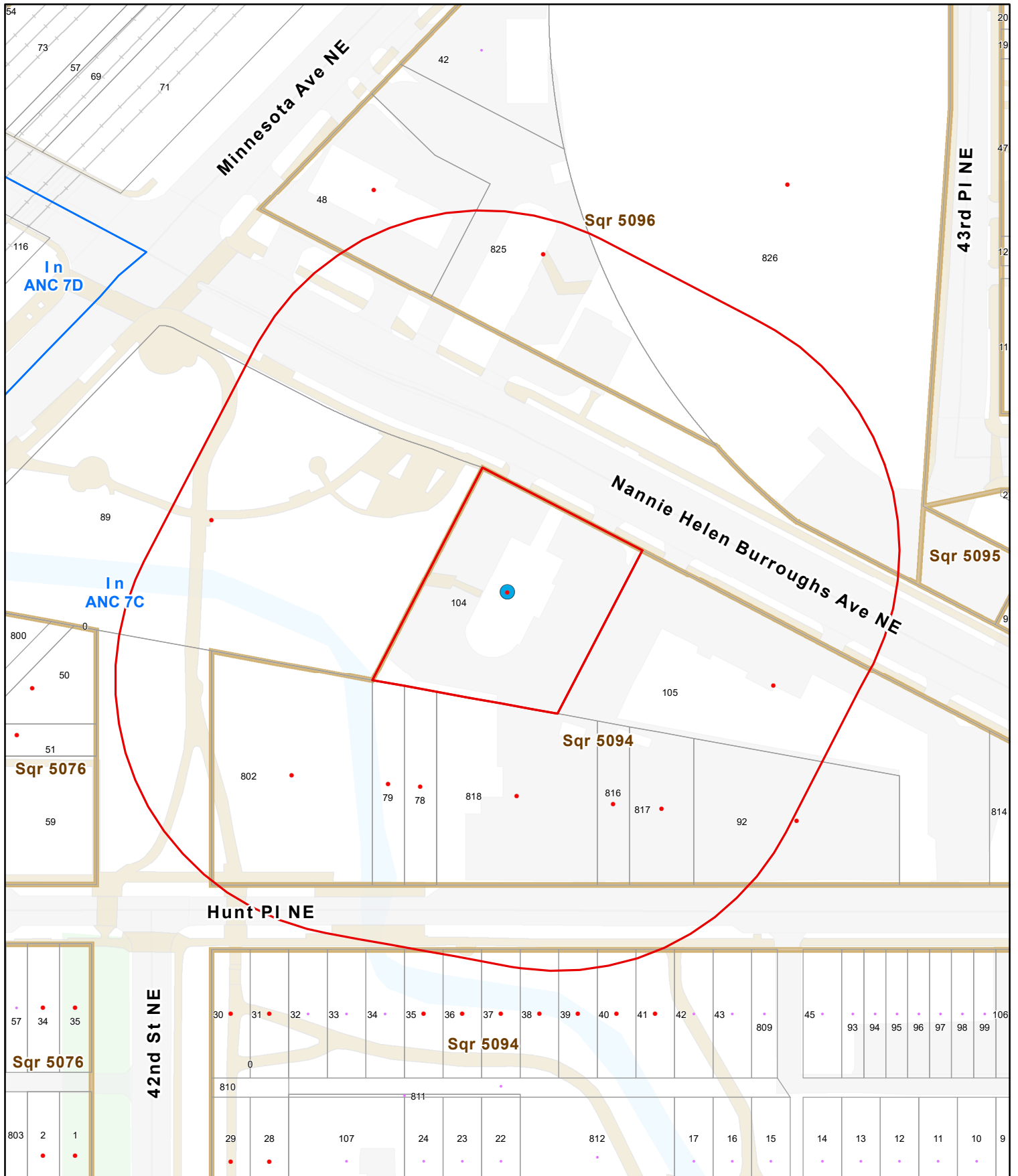
The subject property included in the application is located at 4301 Nannie Helen Burroughs Avenue, NE (Lot 104 in Square 5049) (the “Property”). The Property is near the intersection of Nannie Helen Burroughs and Minnesota Avenues, and consists of approximately 23,054 square feet of land area. The Property is located in Ward 7 and Advisory Neighborhood Commission (“ANC”) 7C09. The current zoning for the Property is Mixed Use (MU)-3A.

The Applicant will seek a Zoning Map amendment to rezone the Property from the MU-3A zone to the MU-7B zone. The purposes of the MU zones are, among other things, to provide for the orderly development and use of land and structures 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; encourage safe and efficient conditions for pedestrian and motor vehicle movement; and preserve and enhance existing commercial nodes and surroundings by providing an appropriate scale of development and range of shopping and service opportunities. *See* 11-G DCMR § 101.3. The MU-7 zones are specifically intended to (a) permit medium-density mixed-use development; and (b) be located on arterial streets, in uptown and regional centers, and at rapid transit stops. *See* 11-G DCMR § 101.12.

The maximum permitted density in the MU-7B zone is 4.0 floor area ratio (“FAR”) (4.8 FAR for Inclusionary Zoning (“IZ”) developments), of which no more than 2.5 FAR may be dedicated to non-residential uses. 11-G DCMR § 201.1. The MU-7B zone permits a maximum building height of 65 feet and a maximum penthouse height of 12 feet, with 18.5 feet permitted for penthouse mechanical space. 11-G DCMR §§ 203.2 and 205.1. The maximum permitted lot occupancy for residential use in the MU-7B zone is 75% for residential use (80% for IZ developments). 11-G DCMR § 210.1.

The Property’s designation on the Comprehensive Plan Future Land Use Map is Mixed-Use Medium Density Commercial and Medium Density Residential. The Property’s designation on the Comprehensive Plan General Policy Map is a Neighborhood Commercial Center.

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.



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

MyTax DC Radius Map Request

Subject Property ID: 5094 0104



DC Office of Tax and Revenue
Real Property Assessment Division
Maps and Titles Assessment Roll
Geographic Information Systems

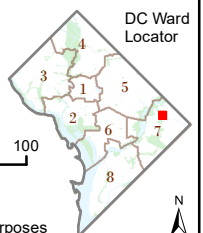


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0 100
Feet

Print Date: 8/30/2024

For general planning purposes



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PO BOX 3030
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