

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 17-19**

As Secretary to the Commission, I hereby certify that on October 19, 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:

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4. Commissioner Patricia A. Malloy  
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6. Councilmember Vincent Gray
7. Office of Planning (Jennifer Steingasser)
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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:

A handwritten signature in blue ink that reads "Sharon S. Schellin". The signature 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. 17-19**

**(The Warrenton Group – Consolidated PUD and Related Map Amendment @ Square 5197)  
October 6, 2017**

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

On October 6, 2017, the Office of Zoning received an application 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 1, 64, 65, and 73 in Square 5197 in northeast Washington, D.C. (Ward 7), on property located at 5110-5140 Nannie Helen Burroughs 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-4 zone.

The Applicant proposes to redevelop the property as a mixed-use development on two parcels. Parcel 1 will consist of approximately 10,000 s.f. of ground-floor retail, 170,600 s.f. of residential (approximately 151 units), and 143 covered parking spaces. Parcel 2 will consist of approximately 6,000 s.f. of ground-floor retail, approximately 39,000 s.f. of residential (approximately 32 units) and 3 surface parking spaces. The maximum height of the Parcel 1 building will be 65 feet and the density will be 3.47 floor area ratio (“FAR”); the Parcel 2 building will have a maximum height of 63 feet and the density will be 3.32 FAR. Sixty-one of the 183 units will be replacement units for the Lincoln Heights and Richardson Dwellings residential communities, which includes 32 three-bedroom units, six four-bedroom units, and two five-bedroom units; 104 of the units will be reserved for households not exceeding 60% of the median family income (“MFI”); and 18 will be market rate units

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.