

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 17-26

As Secretary to the Commission, I hereby certify that on December 14, 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:

1. *D.C. Register*
2. Paul Tummonds, Esq.
Goulston & Storrs
3. ANC 5A (12-15-17)
5171 South Dakota Avenue, NE
Washington, DC 20017
4. Commissioner Ronnie Edwards (12-15-17)
ANC/SMD 5A05
122 Michigan Avenue, NE # L24
Washington, DC 20017
5. ANC 5E (12-15-17)
c/o Bradley Ashton Thomas, Chair
107 P Street NW
Washington, DC 20001
6. Gottlieb Simon
ANC
7. Councilmember Kenyan McDuffie
8. Office of Planning (Jennifer Steingasser)
9. DDOT (Jamie Henson and Anna Chamberlin)
10. Charles Thomas, Esq.
General Counsel
DCRA
11. Office of the Attorney General (Alan Bergstein)
12. 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".

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. 17-26
(MIRV Holdings, LLC – Map Amendment @ Parcel 121/31)
December 14, 2017

THIS CASE IS OF INTEREST TO ANCs 5A and 5E

On December 8, 2017, the Office of Zoning received an application MIRV Holdings, 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 Parcel 121/31 in northeast Washington, D.C. (Ward 5), on property that is bound by Irving Street, N.E. (north), Michigan Avenue, N.E. (east), residential and commercial uses (south), and the North Capitol Street cloverleaf traffic interchange (west). The property is currently unzoned.* The Applicant is proposing a map amendment to rezone the property to the MU-5-B zone.

The MU-5 zones are intended to: permit medium-density, compact mixed-use development with an emphasis on residential use; provide facilities for shopping and business needs, housing, and mixed-uses for large segments of the District of Columbia outside of the central core; and be located on arterial streets, in uptown and regional centers, and at rapid transit stops. The MU-5-B zone allows a maximum height of 75 feet; maximum lot occupancy of 80%; maximum density of 3.5 floor area ratio (“FAR”) (4.2 FAR for IZ and 1.5 FAR for non-residential).

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.

* The property is owned by the United States Government, which is why it is unzoned, and it is under the jurisdictional authority of the District of Columbia. The property is currently the subject of an approved planned unit development (“PUD”) and related PUD map amendment to the C-3-A Zone District through Z.C. Cases 08-33A-08-33G, but the PUD and related map amendment will expire on December 31, 2018.