


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 19-03

As Secretary to the Commission, I hereby certify that on January 17, 2019, 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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10. Office of the Attorney General (Max Tondro)
11. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY: 
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. 19-03
(Masjid Muhammad, Inc. – Map Amendment @
Square 5790, Lots 32-35, 39, 40, 818, and 819)
January 17, 2019

THIS CASE IS OF INTEREST TO ANC 8A

On January 16, 2019, the Office of Zoning received a petition from Masjid Muhammad, Inc. LLC (the “Petitioner”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this petition consists of Lots 32-35, 39, 40, 818, and 819 in Square 5790 in southeast Washington, D.C. (Ward 8), on properties located on a site bounded by Martin Luther King, Jr. Ave, S.E. (south), Chicago Street, S.E. (east), Talbert Street, S.E. (west), and an approximately 20-foot public alley (north). The property is currently zoned MU-4. The Petitioner is proposing a map amendment to rezone the property to MU-5A.

The MU-4 zone is intended to: permit moderate-density mixed-use development; 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 in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers. The MU-4 zone allows a maximum height of 50 feet; maximum lot occupancy of 60% (70% for Inclusionary Zoning [IZ]); and a maximum density of 2.5 floor area ratio [“FAR”] (3.0 FAR for IZ and 1.5 FAR for non-residential¹).

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-5A zone allows a maximum height of 65 feet (70 feet for Inclusionary Zoning); maximum lot occupancy of 80%; 3.5 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.

¹ In the MU-4 and MU-5 zones, an existing building on a lot with an area 10,000 sq. ft. or less, may have a maximum density of 2.0 FAR for non-residential uses, provided the uses are located in the ground story and the story directly above the ground story. For new construction, any additional use is limited to 0.5 FAR.