


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 19-17

As Secretary to the Commission, I hereby certify that on August 19, 2019, copies of the Notice of Filing were sent via electronic mail to the following:

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| 1. <i>D.C. Register</i> | 7. DDOT (Anna Chamberlin) |
| 2. Martin Sullivan, Esq. Sullivan and Barros | 8. Esther Yong McGraw, Esq. General Counsel DCRA |
| 3. ANC 8C 8C@anc.dc.gov | 9. Office of the Attorney General (Max Tondro) |
| 4. Commissioner Mustafa Abdul-Salaam ANC/SMD 8C05 8C05@anc.dc.gov | 10. At-Large Councilmembers: <ul style="list-style-type: none">• Phil Mendelson• David Grosso• Elissa Silverman• Anita Bonds• Robert White, Jr. |
| 5. Gottlieb Simon ANC | |
| 6. Councilmember Trayon White, Sr. | |

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. 19-17
(Atlas MLK, LLC and 3715 MLK, LLC – Map Amendment @
Square 6070, Lots 48 and 50-52)
August 19, 2019

THIS CASE IS OF INTEREST TO ANC 8C

On August 8, 2019, the Office of Zoning received an application from Atlas MLK, LLC and 3715 MLK, LLC (together, the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 48 and 50-52 in Square 6070 in southeast Washington, D.C. (Ward 8), on property located at 3703-3707 and 3715 Martin Luther King, Jr. Avenue, S.E. The property is currently zoned MU-3A. The Applicant is proposing a map amendment to rezone the property to the MU-4 zone.

The MU-3 zones are generally intended to permit low-density mixed-use development and provide convenient retail and personal service establishments for the day-to-day needs of a local neighborhood, as well as residential and limited community facilities with a minimum impact upon the surrounding residential development. The MU-3A zone allows a maximum height of 40 feet; maximum lot occupancy of 60%; and maximum density of 1.0 floor area ratio (“FAR”) (1.2 FAR for Inclusionary Zoning [IZ]).

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% (75% for IZ); and maximum density 2.5 FAR (3.0 for IZ and 1.5 for non-residential¹).

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 zone, 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.