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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
FURTHER NOTICE¹
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: **Tuesday, June 23, 2020, @ 4:00 p.m.**
**WebEx or Telephone – Instructions will be provided on
the OZ website by Noon of the Hearing Date²**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 19-17 (Atlas MLK, LLC & 3715 MLK, LLC – Map Amendment @ 3703 Martin Luther King Jr. Avenue, S.E. (Square 6070, Lot 50), 3705 Martin Luther King Jr. Avenue, S.E. (Square 6070, Lot 51), 3707 Martin Luther King Jr. Avenue, S.E. (Square 6070, Lot 52), and 3715 Martin Luther King Jr. Avenue, S.E., (Square 6070, Lot 48))

THIS CASE IS OF INTEREST TO ANC 8C

On August 8, 2019, Atlas MLK, LLC & 3715 MLK, LLC (collectively, the “Applicant”) filed an application (the “Application”) requesting that the Zoning Commission for the District of Columbia (the “Commission”) approve a Zoning Map amendment from the MU-3A zone to the MU-4 zone for Lots 48 and 50-52 in Square 6070 (collectively, the “Properties”). The Properties consists of approximately 34,330 square feet of land area along the western side of Martin Luther King Jr. Avenue, S.E. The Properties are currently improved with institutional and commercial buildings, including the Unity of Love Praise Temple (3703 MLK), Fort Carroll Market (3705 MLK), and two office buildings (3707 and 3715 MLK). Abutting the Properties to the north are a mix of residential apartment buildings, flats, and one-family dwellings, all zoned R-2. Abutting the Properties to the south and west is unzoned, undeveloped land. The Properties are presently zoned MU-3A and part of a small group of properties zoned MU-3A on both sides of Martin Luther Kings Jr. Avenue, S.E. in the immediately surrounding area.

The existing MU-3A zone is 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 surrounding residential development. The MU-3A zone allows for a maximum floor area ratio (“FAR”) of 1.0 (1.2 for developments subject to Inclusionary Zoning (“IZ”), a maximum building height, not including penthouse, of 40 feet and three stories, and a maximum lot occupancy of 60%.

The proposed 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

¹ Notice of a public hearing was previously provided on this case; however, because of Covid-19, the Office of Zoning suspended all public hearings and the hearing did not occur as previously scheduled.

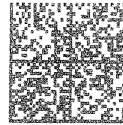
² Anyone who wishes to participate in this case but cannot do so via WebEx or telephone, may submit written comments to the record. (See p. 3, *How to participate as a witness – written statements.*)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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441 4th STREET, N.W. SUITE 200-S/210-S
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