

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 22-12
Mid-Atlantic Neighborhood Development Corporation
(Map Amendment @ Square 2819, Lot 813 (4411 14th Street, N.W.))
March 28, 2022

THIS CASE IS OF INTEREST TO ANC 4C

On March 15, 2022, the Office of Zoning received an application Mid-Atlantic Neighborhood Development Corporation (the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of Lot 813 in Square 2819 in northwest Washington, D.C. (Ward 4), on property located at 4411 14th Street, N.W. The property is currently zoned MU-3A. The Applicant is proposing a map amendment to rezone the property to the MU-7A zone.

The MU-3 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 upon surrounding residential development. The maximum density in the MU-3A zone is 1.0 FAR (1.2 FAR with Inclusionary Zoning (“IZ”)) of which no more than 1.0 FAR may be devoted to non-residential use. The maximum permitted height is 40 feet and three stories. The maximum permitted penthouse height is 12 feet and one story with a second story permitted for penthouse mechanical space. The maximum lot occupancy is 60%.

The MU-7A zone is intended to permit medium-density mixed-use development; and be located on arterial streets, in uptown and regional centers, and at rapid transit stops. The maximum density in the MU-7A zone is 4.0 FAR (5.0 FAR for IZ developments), of which no more than 1.0 FAR may be devoted to non-residential uses. The maximum permitted height in the MU-7A zone is 65 feet with no limit on the number of stories. The maximum permitted penthouse height in the MU-7A zone is 12 feet and one story with a second story permitted for penthouse mechanical space. The maximum lot occupancy for residential uses is 75% (80% with IZ).

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.