

**June 8, 2022**

**NOTICE OF INTENT TO FILE AN AMENDED ZONING APPLICATION**

**Amended Application to the  
Zoning Commission for the District of Columbia for  
Approval of a Zoning Map Amendment**

**Z.C. Case No. 22-12  
Square 2819, Lots 810, 811, 812, and 813**

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Mid-Atlantic Neighborhood Development Corporation (the “Applicant”) hereby gives notice of its intent to amend its application being processed as Zoning Commission Case No. 22-12 (the “Application”) to include Lots 810, 811, and 812 in Square 2819 (collectively, the "Additional Lots", and together with Lot 813 referred to as the "Subject Property"). The amended application, including the Additional Lots, will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice.

The Subject Property consists of approximately 19,623 square feet of land area, and is generally bounded by 14th Street to the west, Arkansas Avenue to the east, and private property to the north and south, all in the northwest quadrant of the District. The Property is located in Ward 4 and is within the boundaries of Advisory Neighborhood Commission (“ANC”) 4C05. The Applicant seeks to rezone the Subject Property from Mixed Use (“MU”)-3A to the MU-7A zone, pursuant to Subtitle Z, Section 304 of the District of Columbia Municipal Regulations, Title 11 (“11 DCMR” or the “Zoning Regulations”).

The purposes of the MU zones are, among other things, to provide for the orderly development and use of land and structures in the MU zones, characterized by a mixture of land uses; provide for a varied mix of residential, employment, retail, service, and other related uses at appropriate densities and scale throughout the city; and ensure that infill development is compatible with the prevailing development pattern within the zone and surrounding areas. See 11-G DCMR § 100.3. The MU-7 zones are specifically intended to permit medium-density mixed-use development and be located on arterial streets, in uptown and regional centers, and at rapid transit stops. 11-G DCMR § 400.6.

The maximum permitted density in the MU-7A zone is a floor area ratio (“FAR”) of 4.0 (4.8 FAR for Inclusionary Zoning (“IZ”) developments), of which up to 1.0 FAR may be devoted to non-residential use. 11-G DCMR § 402.1. The MU-7A zone permits a maximum building height of 65 feet and no limit on the number of stories. 11-G DCMR § 403.1. The maximum lot occupancy for residential use in the MU-7A zone is 75% (80% for IZ developments).

The Applicant’s land use counsel is Holland & Knight LLP. Should you need additional information regarding the proposed amendment to the Application, please contact Leila Batties at [leila.batties@hklaw.com](mailto:leila.batties@hklaw.com) or (202) 419.2583.