


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 22-19

As Secretary to the Commission, I hereby certify that on May 5, 2022, 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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|--|---|
| 1. <i>D.C. Register</i> | 8. DDOT (Jonathan Rogers & Aaron Zimmerman) |
| 2. Leila M. Jackson Batties, & John T. Oliver,
Esqs.
Holland & Knight | 9. Esther Yong McGraw, Esq.
General Counsel
DCRA |
| 3. ANC 5A
5A@anc.dc.gov | 10. Connor Rattey (DOEE) |
| 4. Commissioner Emily Singer Lucio
ANC/SMD 5A03
5A03@anc.dc.gov | 11. Lead Attorney - ZC (Hillary Lovick, Esq.) |
| 5. Schannette Grant & Gail Fast
Office of ANC | 12. At-Large Councilmembers: <ul style="list-style-type: none">• Phil Mendelson• Christina Henderson• Anita Bonds• Robert White, Jr. |
| 6. Councilmember Kenyan McDuffie | |
| 7. Office of Planning (Jennifer Steingasser) | |

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. 22-19
McDonalds Corporation
(Map Amendment for property located at
Square 3786, Lot 1 [4950 S. Dakota Avenue, N.E.]
May 5, 2022

THIS CASE IS OF INTEREST TO ANC 5A

On April 26, 2022, the Office of Zoning received an application from McDonalds 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 at Square 3786, Lot 1 in northeast Washington, D.C. (Ward 5), on property located at 4950 S. Dakota Avenue, N.E. The property is currently zoned MU-3A. The Applicant is proposing a map amendment to rezone the property to the MU-7B zone.

The MU-3 zones are intended to (a) permit low-density mixed-use development; and (b) 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 district 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 uses. The maximum permitted height is 40 feet and three stories. The maximum permitted penthouse height is 20 feet and one story, with a second story permitted for penthouse mechanical space. The maximum lot occupancy is 60%.

The MU-7 zones are intended to (a) permit medium-density mixed-use development; and (b) located on arterial streets, in uptown and regional centers, and at rapid transit stops. The maximum density in the MU-7B zone district is 4.0 FAR (4.8 FAR for IZ developments), of which no more than 2.5 FAR may be devoted to non-residential uses. The maximum permitted height in the MU-7B zone is 65 feet with no limit on the number of stories. The maximum permitted penthouse height in the MU-7B 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.