


GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 24-03**

As Secretary to the Commission, I hereby certify that on February 8, 2024, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

1. *D.C. Register*
2. Jeff Utz, Esq.  
Lawrence Ferris, Esq.  
Goulston & Storrs, PC
3. ANC 8A  
[8A@anc.dc.gov](mailto:8A@anc.dc.gov)
4. SMD 8A02  
[8A02@anc.dc.gov](mailto:8A02@anc.dc.gov)
5. SMD 8A05  
[8A05@anc.dc.gov](mailto:8A05@anc.dc.gov)
6. Kent Boese & Gail Fast  
Office of ANC
7. Councilmember Trayon White, Sr.
8. Office of Planning (Jennifer Steingasser)
9. DDOT (Jonathan Rogers)
10. Esther Yong McGraw, Esq.  
General Counsel  
Dept. Of Building
11. Connor Rattey (DOEE)
12. Lead Attorney - ZC (Hillary Lovick, Esq.)
13. At-Large Councilmembers:
  - Phil Mendelson
  - Kenyan McDuffie
  - Christina Henderson
  - Anita Bonds
  - Robert White, Jr.

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. 24-03**  
**(Good Hope Road, LLC – Map Amendment**  
**@ Square 5765, Lot 1015 (1603 Marion Barry Avenue, S.E.))**  
**February 8, 2024**

**THIS CASE IS OF INTEREST TO ANC 8A**

On February 2, 2024, the Office of Zoning received an application from Good Hope Road, LLC (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 1015 in Square 5765 in southeast Washington, D.C. (Ward 8), on property located at 1603 Marion Barry Avenue, S.E. The property is currently zoned MU-4. The Applicant is proposing a map amendment to rezone the property to the MU-7 zone.

The MU-4 zone is intended to permit moderate-density mixed-use development, provide for facilities for shopping and business, housing, and mixed uses, and be located in low and moderate-density residential areas with access to main roadways and rapid transit stops, among other things. The maximum permitted density in the MU-4 zone is 2.5 FAR, or 3.0 FAR for an Inclusionary Zoning (“IZ”) development, of which a maximum 1.5 FAR may be devoted to non-residential use. The maximum permitted height in the MU-4 zone is 50 feet, not including penthouse. The maximum height for the penthouse is 12 feet habitable space and 15 feet for mechanical spaces. The maximum lot occupancy for residential uses is 60% or 75% with IZ.

The MU-7 zone is intended to permit medium-density, mixed-use development and to be located on arterial streets, in uptown and regional centers, and at rapid transit stops. The maximum permitted density in the MU-7A zone is 4.0 FAR, or 4.8 FAR for an IZ development, of which up to 1.0 FAR may be devoted to nonresidential use. The maximum permitted height in the MU-7A zone, not including the penthouse, is 65 feet. The maximum height for the penthouse is 12 feet habitable space and 18 feet, 6 inches for mechanical spaces. The maximum lot occupancy for residential uses 75% or 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.