

1140 Florida Ave NE

Summary of Zoning Relief | 26 May 2015

Owner / Applicant	1106 Montello, LLC Attention: Justin Thornton 1106 Montello Ave NE Washington, DC 20002 (301) 943-4501 justin.cthornton@gmail.com
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Statement of Existing / Intended Use

The subject property is located at the corner of Florida Ave NE and Montello Avenue NE (Lot 84 of Square 4070) and is currently owned by 1106 Montello, LLC. It is a two-story masonry building. The ground floor houses commercial retail uses. The corner retail space is currently vacant and was formerly a retail liquor establishment. There is a take-out restaurant at the north end of the property.

The lot consists of four addresses: 1140 Florida Ave NE, 1106 Montello Ave NE, and 1108 Montello Ave NE.

The owner is seeking to renovate and add two floors to the existing structure to create a four-story building. The intended use shall be for a 7-unit apartment house on three floors above a renovated and reconfigured commercial ground floor.