

RECEIVED 12 26 25AM 11:43

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**



**NOTICE OF VIRTUAL PUBLIC HEARING**

**TIME AND PLACE: Wednesday, February 25, 2026 @ 9:30 a.m.**

**Via WebEx:** <https://dcoz.dc.gov/BZA02-25-2026>

**Via Telephone:** 202-860-2110 **Access code:** 2311 891 0400

**Via YouTube:** <https://www.youtube.com/c/DCOfficeofZoning>

**Instructions:** <https://dcoz.dc.gov/release/virtual-public-hearings>

**Witness Sign Up:** <https://dcoz.dc.gov/service/sign-testify>

**TO CONSIDER THE FOLLOWING APPLICATION THAT HAS BEEN ACCEPTED BY  
THE OFFICE OF ZONING AND SCHEDULED FOR PUBLIC HEARING:**

**Application No. 20900A of 1140 Florida NE, LLC**

**Address:** 1140 Florida Avenue N.E. (Square 4070, Lot 84)

**ANC:** 5D & 6A

**Relief:** Modification with Hearing to:

- Board of Zoning Adjustment Order No. 20900 (pursuant to Subtitle Y § 704)

**Project:** To modify Board of Zoning Adjustment Order No. 20900, to establish a lodging use, and to construct a third-story plus penthouse and roof deck, with six lodging units, in an existing, semi-detached, two-story plus cellar, mixed-use building in the MU-4 Zone.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Y, Chapters 4 & 5.

**PLEASE NOTE:**

The hearing date shown above may be RESCHEDULED prior to this date, in which case the new hearing date will be posted on the online calendar for the Board of Zoning Adjustment ("Board" or "BZA"), on the website of the Office of Zoning ("OZ") at <https://dcoz.dc.gov/BZACalendar>, as well as on the case record webpage available on the Interactive Zoning Information System ("IZIS") on the OZ website <https://dcoz.dc.gov/CaseRecord> (additional instructions below). Please check these webpages to confirm the final hearing date and time as there will be no other notice of these changes provided. One day before the hearing, the order of cases, agenda, and any other scheduling changes will be posted to the Board's online calendar on OZ's website.

Those who wish to testify at the public hearing must be present when their case is called. The order of cases may change at the Board's discretion. Participants are encouraged to visit <https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings> to watch the live broadcast

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**OFFICE OF ZONING**  
**441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S**  
**WASHINGTON, D.C. 20001**  
**OFFICIAL BUSINESS**  
**PENALTY FOR MISUSE**

EASTERN PLUMBING SUPPLY INC  
1121 FLORIDA AVE NE  
WASHINGTON DC 20002-7103

FIRST-CLASS



171 NFE 1 82410811/08/25  
FORWARD TIME EXP RTN TO SEND  
EASTERN PLUMBING SUPPLY INC  
6914 VANCOUVER RD  
SPRINGFIELD VA 22152-3348

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

**OFFICE OF ZONING**

**441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S**

**WASHINGTON, D.C. 20001**

**OFFICIAL BUSINESS  
PENALTY FOR MISUSE**

**FIRST-CLASS**



**US POSTAGE** PITNEY BOWES



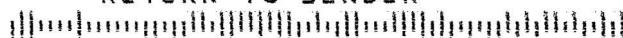
**ZIP 20001 \$ 000.74<sup>0</sup>**  
02 7W  
0008030876 NOV 06 2025

**ALI CUMBER  
1110 K ST NE  
WASHINGTON DC 20002-7110**

**INT  
20001>2714**

**171 MFE 1 92410011/12/25  
FORWARD TIME EXP RTN TO SENDER  
4515 YUMA ST NW  
WASHINGTON DC 20016-2043**

**RETURN TO SENDER**



PRINTED IN U.S.A. 2001-2043 (2001-2043)

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE PITNEY BOWES  
  
ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
0008030876 NOV 06 2025

BOARD OF DIRECTORS  
1167 MORSE STREET NE  
WASHINGTON DC 20002-3805

NIXIE 171 DE 1 0011/14/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC BC: 20001227599 \*2931-00938-08-36  
20001>2275 200023805 COGL

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

AMIR IZADI  
1202 FLORIDA AVE NW  
WASHINGTON DC 20009-5211

FIRST-CLASS



US POSTAGE ©PITNEY BOWES  
  
ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
0008030876 NOV 06 2025

NSW

NIXIE 171 DE 1 0011/17/25

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

NSN BC: 20001271441 \*0131-01938-06-45  
20001271441

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE MATTHEW PITNEY BOWES  
ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
0008030876 NOV 06 2025

ALEMAYEHU TAREKEGN  
1125 MONTELLO AVE NE  
WASHINGTON DC 20002-3801

NIXIE 171 FE 1 0011/19/28

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK

BC: 20001271441 \*2931-00940-08-36

20001>2714  
200023801 5069

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE

No longer  
at this  
address

UFR

PAULIN MANGUBAT  
829 QUINCY ST NW APT 412  
WASHINGTON DC 20011-5810

FIRST-CLASS



US POSTAGE ENTERTAINMENT  
ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
0008030876 NOV 06 2025

NIXIE 171 FE 1 0011/21/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTFK1: 9553110642

UTF

BC: 20001271441 \* 2931-00939-08-36

20012931022254

00000000000000000000000000000000

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING**

**441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001**

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

ROSA COBB  
1175 MORSE ST NE  
WASHINGTON DC 20002-3805

FIRST-CLASS



A US postage stamp with a black border. The text "US POSTAGE" is at the top, followed by a small "1" and the "PITNEY BOWES" logo. Below the logo is a stylized graphic of an eagle with its wings spread, perched on a branch.

NIXIE 171 FE 1 0011/25/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

FWD

FWTF 8C: 20001271441 \*0131-01572-06-45  
29886138854:

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE

JANET CLINTON  
1205 MORSE STREET NE UNIT 1  
WASHINGTON DC

FIRST CLASS



US POSTAGE IMPRINTNEY BOWES  
  
ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
0008031164 NOV 12 2025

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
0008030876 NOV 06 2025

TRACY CUNNINGHAM  
1124 K ST NE  
WASHINGTON DC 20002-7110

NIXIE 171 7E 1 2211/17/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

20001271441 ANK

BC: 20001271441 \*0131-01586-06-45