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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

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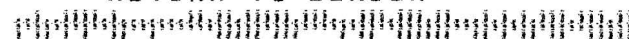
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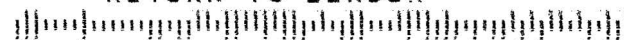


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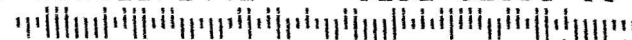
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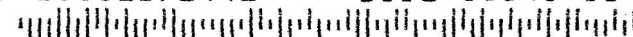
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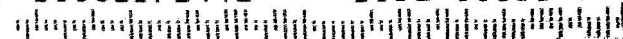
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