

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-28A

As Secretary to the Commission, I hereby certify that copies of this Z.C. Notice of Public Hearing for the above case were sent via first-class mail, postage pre-paid if marked with an asterisk, on October 3, 2025, or via electronic mail on October 2, 2025, to the following:

1. *D.C. Register*
2. Applicant:
Jeff Utz, Esq.
Goulston and Storrs, PC.
3. ANC(s): 6C: 6C@anc.dc.gov
4. SMD(s): 6C07: 6C07@anc.dc.gov
5. Office of ANCs:
 - Kent Boese
 - Denise Wiktor
 - Andrew Gerst
6. Ward Councilmember(s):
 - Ward 6: Charles Allen
callen@dccouncil.gov
7. At-Large Councilmembers:
 - Phil Mendelson
 - Kenyan McDuffie
 - Christina Henderson
 - Anita Bonds
 - Robert White, Jr.
8. District Agencies:
 - Office of Planning (Jennifer Steingasser)
 - Dept. of Buildings (Esther Yong McGraw, Esq.)
 - DOEE (Connor Rattey and Kate Tanabe)
 - DDOT (Kelsey Bridges and Noah Hagen)
 - ZC Lead Attorney (Hillary Lovick, Esq.)
9. Property Owners Within 200 Feet: see attached list provided by Applicant*

ATTESTED BY: 
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

Armature Works (Residential) Owner LLC
Armature Works (Hotel) Owner LLC
1055 Thomas Jefferson St NW # 600
Washington DC 20007-5258

Two Rivers Public Charter School
1227 4th Street NE
Washington DC 20002-3431

1232 Shift Cubed Partners LLC
2914 12th St NE
Washington DC 20017-2406

331 N Just LLC
PO Box 130339
Carlsbad CA 92013-0339

300 M Street Development Group LLC
c/o LCOR Inc.
1325 Morris Drive Ste 100
Chesterbrook PA 19087-5521

Florida Avenue Apartments LLC
3939 Benning Road NE
Washington DC 20019-3402

ANC 6C
PO Box 77876
Washington DC 20013-7787

Tony T. Goodman
ANC 6C07
1152 4th Street NE
Washington DC 20002