

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **December 4, 2025 @ 4:00 p.m.**

Via WebEx: <https://deoz.dc.gov/ZC25-10> (to participate & watch)

Via Telephone: 1-650-479-3208 **Access code:** 2316 550 6447 (audio participation & listen)

Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)

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

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

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 25-10 (Alturas, LLC – Text Amendment to Subtitle U § 514.3 to Exempt the Property at 1781 Florida Avenue, N.W. from Certain Prohibited Uses in the Reed-Cooke Overlay)

THIS CASE IS OF INTEREST TO ANC 1C

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

On May 12, 2025, Alturas, LLC (the “Petitioner”) filed a petition proposing the following amendment to the Zoning Regulations (Title 11 of the D.C. Municipal Regulations, Zoning Regulations of 2016, to which all references herein refer unless otherwise specified):

Subtitle U, Use Permissions

§ 514 – Prohibited Uses (MU-USE Group E)

§ 514.3 – To exempt Square 2557, Lot 800 from otherwise prohibited uses for off-premises alcoholic beverage sales, parcel delivery service establishment¹, restaurant, and veterinary hospital.

The proposed text amendment would allow the property at 1781 Florida Avenue, N.W. (Square 2557, Lot 800) to have an off-premises alcoholic beverage sales, parcel delivery service establishment, restaurant or veterinary hospital use as a matter-of-right in the MU-4/RC zone.

¹ The Petitioner’s prehearing statement, filed on September 4, 2025, proposed a revision to the originally proposed text adding a parcel delivery service establishment as an otherwise prohibited use from which Square 2557, Lot 800 would be exempt. (Ex. 11.) The Petitioner’s prehearing statement indicated that it notified the Office of Planning (OP) of the proposed revision and OP stated no objection to the revision. (*Id.*)

This hearing is governed by the Open Meetings Act. A portion of this hearing may be closed according to the Act.

Please address any questions or complaints arising under this hearing to the Office of Open Government
opengovoffice@dc.gov

ZONING COMMISSION
District of Columbia
CASE NO. 25-10
EXHIBIT NO. 15

The Office of Planning (OP) filed a set down report dated July 21, 2025 recommending that the Commission set down the petition for a public hearing. The OP set down report concluded that the proposal would not be inconsistent with the Comprehensive Plan maps and written elements, including when viewed through a racial equity lens. At a public meeting on July 31, 2025, the Commission voted to set down the petition for a public hearing. The Petitioner filed its prehearing statement on September 4, 2025.

This public hearing will be conducted in accordance with the rulemaking provisions in Subtitle Z, Chapter 5 of the Zoning Regulations.

Proposed Text Amendment

The proposed amendments to the text of the Zoning Regulations are as follows (text to be deleted is marked in ~~bold and strikethrough~~ text; new text is shown in **bold and underline** text):

Subsection 514.3 of § 514 – PROHIBITED USES (MU-USE GROUP E) of Subtitle U, USE PERMISSIONS is proposed to be amended to read as follows:

514.3 In the MU-4/RC and MU-5A/RC zones, the following uses shall be prohibited:

...

(r) Off-premises alcoholic beverage sales, except that the off-premises beer and wine sales accessory use in the grocery store located in Square 2572, Lot 36, may continue as a matter of right provided that it shall not occupy more than 2,078 square feet of the store's gross floor area, **and that the off-premises beer and wine sales may be permitted as a matter of right primary or accessory use in Square 2557, Lot 800;**

...

(t) Parcel delivery service establishment other than one exclusively dedicated to serving a sound stage or a movie, video, or television production facility that existed on April 26, 1991, **except that a parcel delivery service establishment may be permitted as a matter of right in Square 2557, Lot 800;**

(u) Restaurant or fast food establishment, **except that a restaurant may be permitted as a matter of right in Square 2557, Lot 800;**

(x) Veterinary hospital, **except that a veterinary hospital may be permitted as a matter of right in Square 2557, Lot 800;** and

...

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, GWEN MARCUS WRIGHT, TAMMY STIDHAM, AND JOSEPH IMAMURA ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗？如果您需要特殊便利设施或语言协助服务（翻译或口译），请在见面之前提前五天与 Zee Hill 联系，电话号码 (202) 727-0312，电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quí vị có cần trợ giúp gì để tham gia không? Nếu quí vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለመሳተኞች ደርጅታ የስራልግዕችታል? የተለያ እርጅታ ከስራልግዕች ወይም የቋንቋ እርጅታ አገልግሎቶች (ትርጉም ወይም ማስተኞችም) ከስራልግዕች እስከዚን ከስተሰባዎች አጥማት ቅናት በኋት ዘመን በስራ ቁጥር (202) 727-0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገኙና:: እነዚህ አገልግሎቶች የሚሰጠው በንግድ::