

November 5, 2025

D.C. Zoning Commission
Anthony Hood, Chairperson
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: Letter of Support for ZC Case 25-10

Dear Chairman Hood and Members of the Commission,

On behalf of the Reed-Cooke Neighborhood Association (“RCNA”), the following is a letter of support for the proposed text amendment concerning the property at 1781 Florida Avenue NW (the “Property”). On October 21, 2025, Jeffrey Schonberger, a representative of the property owner Alturas LLC, presented the proposed text amendment to RCNA. We understand that the proposed text amendment would change the use permissions in the Reed-Cooke Overlay to allow off-premises beer and wine sales, a restaurant, a veterinary hospital, or a parcel delivery service store at the Property. We also understand this text amendment applies only to the Property and not other properties in the Reed-Cooke Overlay.

RCNA believes the text amendment would allow uses at the Property that are similar to other commercial establishments in the Adams-Morgan/U Street neighborhoods. We found that the Property is located at the southern end of the Reed-Cooke neighborhood and is more aligned with commercial properties along U Street, Florida Avenue and 18th Street. The Property is also physically separated from the residential parts of Reed-Cooke, meaning the proposed uses are unlikely to impact our neighbors.

Mr. Schonberger also explained that he is struggling to find tenants for the Property given some of the use restrictions in the Reed-Cooke overlay. We want to support Mr. Schonberger’s ability to find new tenants and avoid extended vacancies at the Property. This will benefit the neighborhood by increasing activation and foot traffic around the Property.

Therefore, RCNA strongly encourages the Zoning Commission to approve ZC Case 25-10. We appreciate your attention to this letter.

Sincerely,
Reed-Cooke Neighborhood Association



Fiona Clem, President, RCNA
November 5, 2025