

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

RTS

FIRST-CLASS



US POSTAGE MARSHAL BOWES
ZIP 20001 \$ 000.74⁰
02 7W
0008030876 OCT 21 2025

VOLPE, KYLE C

WASHINGTON DC 20003-4516
1263 1ST ST SE

AMC
10-2725

NIXIE 171 DE 1 0810/30/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

ZONING COMMISSION
District of Columbia
CASE NO. 25-10
EXHIBIT NO. 24

UTF SC: 20001271441 * 2792-09120-30-32
2000334518 000

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING

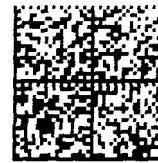
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FLORIDA A AND U LLC

WASHINGTON DC 20009-2433
1637 17TH ST NW

FIRST-CLASS

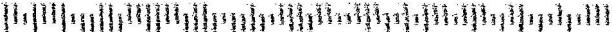


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INDEX : 171 DE 1 0911/02/25

RETURN TO SENDER
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UNABLE TO FORWARD

NSN : 20001271441 70331-01415-23-29
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1749 U ST. NW LLC
WASHINGTON DC 20007-3913
2801 NEW MEXICO AVE NW APT
315

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UNABLE TO FORWARD
INSUFFICIENT ADDRESSES
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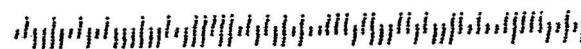
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FIRST-CLASS



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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
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OFFICIAL BUSINESS
PENALTY FOR MISUSE

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DISTRICT OF COLUMBIA
WASHINGTON DC 20009-4481
2000 14TH ST NW 8TH FLOOR

VAC

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

1768-1774 U STREET LLC

NEW YORK NY 10022-4514
150 E 55TH ST FL 7

NIXIE 100 DE 1 0010/28/25

RETURN TO SENDER
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ROCA, CARMEN C
WASHINGTON DC 20009-1739
1767 U ST NW

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FIRST-CLASS.



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

OFFICIAL BUSINESS
PENALTY FOR MISUSE



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TAKEUCHI, MARK
SHIBUYA-KU 15-005
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

WNBEL LLC
WASHINGTON DC 2008-1586
2829 CONNECTICUT AVENUE, N.W. SUITE
107

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US POSTAGE TM PITNEY BOWES
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NXB

NIXIE 171 DE 1 0011/12/25

RETURN TO SENDER
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **December 4, 2025 @ 4:00 p.m.**
Via WebEx: <https://dcoz.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://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.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.*)