

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



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VOLPE, KYLE C
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ZONING COMMISSION
District of Columbia
CASE NO. 25-10
EXHIBIT NO. 24

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

FIRST-CLASS



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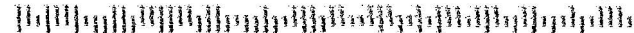
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WASHINGTON DC 20009-2433
1637 17TH ST NW

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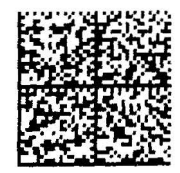
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1749 U ST. NW LLC
 WASHINGTON DC 20007-3913
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FIRST-CLASS



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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS

PENALTY FOR MISUSE

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DISTRICT OF COLUMBIA

WASHINGTON DC 20009-4481
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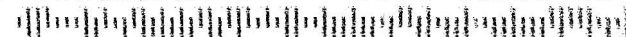
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

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PENALTY FOR MISUSE

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1768-1774 U STREET LLC
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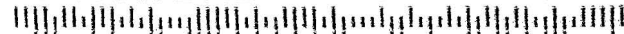
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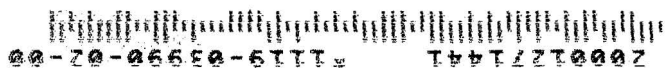
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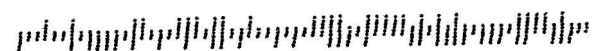
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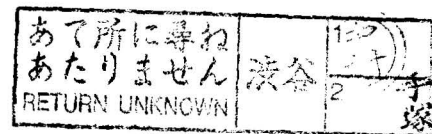
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 OFFICE OF ZONING
 441 4th STREET, N.W. SUITE 200-S/210-S
 WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
 PENALTY FOR MISUSE



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FIRST-CLASS



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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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PENALTY FOR MISUSE

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IBEL LLC

WASHINGTON DC 20008-1586
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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.*)

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 at opengovoffice@dc.gov.