

## Cochran, Patricia (DCOZ)

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**From:** David Cherkowsky <dcherkowsky@gmail.com>  
**Sent:** Wednesday, February 18, 2026 12:05 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** Vining, Kirby (SMD 5E06)  
**Subject:** OPPOSITION: Zoning Case No. 25-15 - 1600 North Capitol St NW.

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Dear Chairman and Members of the Commission,

My name is David Cherkowsky, and I am the homeowner and resident of 43 Florida Ave NW, located less than one block from the subject property. I am writing to formally express my opposition to the requested Map Amendment (Case No. 25-15) that seeks to rezone 1600 North Capitol St NW from MU-4 to MU-7B.

As an immediate neighbor, I have witnessed the stagnant and blighted condition of this lot for the time I have lived here. My opposition to this rezoning request is based on the following concerns:

- **Failure of the Current Owner to Develop:** From what I have read, the applicant has held this property for nearly two decades, during which time it has remained a vacant, fenced-off eyesore that negatively impacts the safety and vibrancy of our block. Granting an "up-zoning" to MU-7B effectively rewards this long-term inaction by artificially inflating the land value without any guarantee of near-term development.
- **Support for the ANC 5E Resolution:** I fully stand with the resolution passed by ANC 5E, which opposes this map amendment and instead supports the city's use of eminent domain. The neighborhood's clear preference is for a proven, community-oriented developer to build affordable housing at this location, rather than a speculative, high-density market-rate project. Affordable housing is a major challenge in DC, and I support this effort.
- **Infrastructure and Pedestrian Impact:** Our stretch of Florida Avenue is already undergoing significant change with the construction at 10 Q St NW. Increasing the density to MU-7B levels would put undue stress on our aging pedestrian infrastructure and sidewalk integrity—areas that I, as a resident, am already concerned about.
- **Consistency with Neighborhood Character:** The recently commenced Barnett-Adan project (10 Q St NW) provides a successful model for sustainable, appropriately scaled affordable housing in Truxton Circle. A massive MU-7B structure would be out of scale with the historic rowhouses that characterize our community.

For these reasons, I respectfully request that the Zoning Commission deny the requested Map Amendment for Case 25-15. Our community deserves a development that prioritizes residents over speculation.

Thank you for your time and for considering the impact of this decision on the residents of Florida Avenue.

Sincerely,  
David Cherkowsky  
43 Florida Ave NW  
Washington, DC 20001  
215-630-6989