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March 6, 2026

VIA IZIS

Zoning Commission
for the District of Columbia
441 4th Street, N.W., Suite 210-S
Washington, DC 20001

**Re: Z.C. Case No. 25-15
Application for a Zoning Map Amendment – Prehearing Submission
1600 North Capitol Street, NW (Square 3100, Lot 48) (the “Property”)**

Dear Members of the Commission:

On behalf of FLORIDA AND Q STREET LLC (the “Applicant”), the owner of the property located at 1600 North Capitol Street, NW (Square 3100, Lot 48)(the “Property”), and in accordance with the requirements of Subtitle Z § 401 of the 2016 District of Columbia Zoning Regulations, we hereby submit the enclosed Prehearing Statement in support of the above-referenced Zoning Map Amendment to rezone the Property from the MU-4 to the MU-7B zone. Also submitted is a completed Zoning Commission Form 116 – Hearing Fee Calculator.

The requisite hearing fee of \$6,500.00 for the application will be provided via check to the Office of Zoning. In light of the foregoing, we respectfully request the Office of Zoning schedule a public hearing for the earliest available date, and we look forward to the Commission’s continued consideration of the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

s/ Kyrus L. Freeman

Kyrus L. Freeman

Madeline Shay Williams

Enclosures

ZONING COMMISSION
District of Columbia
CASE NO. 25-15
EXHIBIT NO. 16

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on March 6, 2026, a copy of this submission to the Zoning Commission was served by electronic mail on the following at the addresses stated below.

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s/ Kyrus L. Freeman

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