

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 25-15

As Secretary to the Commission, I hereby certify that on March 17, 2026, copies of this Z.C. Notice of Public Hearing for the above case were sent via electronic mail, or by first-class, postage prepaid mail, if indicated by an asterisk(*), to the following:

1. *D.C. Register*
2. Applicant:
Kyrus L. Freeman, Esq.
Jessica R. Bloomfield, Esq.
Holland and Knight, LLP.
3. ANC(s):
 - 5E: 5E@anc.dc.gov
 - 5F: 5F@anc.dc.gov
4. SMD(s):
 - 5E02: 5E02@anc.dc.gov
 - 5F07: 5F07@anc.dc.gov
5. Office of ANCs:
 - Kent Boese
 - Denise Wiktor
 - Andrew L. Gerst
6. Ward Councilmember:
 - Ward 5: Zachary Parker
7. At-Large Councilmembers:
 - Phil Mendelson
 - Kenyan McDuffie
 - Christina Henderson
 - Anita Bonds
 - Robert White, Jr.
8. District Agencies:
 - Office of Planning (Radhika Mohan)
 - Dept. of Buildings (Esther Yong McGraw, Esq.)
 - DOEE (Connor Rattey and Kate Tanabe)
 - DDOT (Erkin Ozberk)
 - ZC Lead Attorney (Hillary Lovick, Esq.)
9. Property Owners Within 200 Feet: see attached list provided by Applicant*

ATTESTED BY: Ella Ackerman for
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

MORINIGO, LUIS-FELIPE
27 QUINCY PL NW # 1
WASHINGTON, DC 20001-1107

CRAWFORD, HARRIET M
2302 1ST ST NW
WASHINGTON, DC 20001-1018

JEAN A P TULLOCH
456 PARK RD NW
WASHINGTON, DC 20010-2532

MORINIGO, LUIS-FELIPE
27 QUINCY PL NW # 2
WASHINGTON, DC 20001-1107

DONNA F ROBERTS TRUSTEES
1611 LINCOLN RD NE
WASHINGTON, DC 20002-2113

BAKER, KELLE E
29 FLORIDA AVE NW
WASHINGTON, DC 20001-1143

MORINIGO, TAYLOR S
27 QUINCY PL NW # 1
WASHINGTON, DC 20001-1107

SINK, BRIAN D
20 W CARAMILLO ST
COLORADO SPGS CO 80907-7314

BROWN, LOUISE D
1241 NEW JERSEY AVE NW
WASHINGTON, DC 20001-1207

MORINIGO, TAYLOR S
27 QUINCY PL NW # 2
WASHINGTON, DC 20001-1107

GURYAKOV, SERGEY A
33 FLORIDA AVE NW
WASHINGTON, DC 20001-1143

STONE, CHRISTOPHER R
32 QUINCY PL NW WASHINGTON,
DC 20001-1108

1613 LINCOLN RD NE LLC
1350 BEVERLY RD STE 115 MC
LEAN VA 22101-3917

CHIN, JEFFREY V
30 QUINCY PL NW WASHINGTON,
DC 20001-1108

TAREKEGN, ALEMAYEHU M
2 Q ST NE
WASHINGTON, DC 20002-2106

HOFFMAN, CARL D
35 FLORIDA AVE NW
WASHINGTON, DC 20001-1143

MYERS, SPENCER M
28 QUINCY PL NW WASHINGTON,
DC 20001-1108

AZANAW, ARMACHO
2 Q ST NE
WASHINGTON, DC 20002-2106

MITCHELL, WILLIE L
37 FLORIDA AVE NW
WASHINGTON, DC 20001-1143

WILLIAMS, ASHLEE M
26 QUINCY PL NW WASHINGTON,
DC 20001-1108

WILLIAM J DAVIS INC
6901 4TH ST NW WASHINGTON,
DC 20012-1967

LIU, LITUAN
1132 BUCHANAN ST
MC LEAN VA 22101-2943

DAVENPORT, PATRICE A
1607 LINCOLN RD NE
WASHINGTON, DC 20002-2113

25 FLORIDA LLC
1625 1ST ST NW WASHINGTON,
DC 20001-1101

JOHNSON, AMANDA A
22 QUINCY PL NW WASHINGTON,
DC 20001-0913

JOHNSON, STACEY
20 QUINCY PL NW WASHINGTON,
DC 20001-1108

LYKOS, JAMES
36 QUINCY PL NW WASHINGTON,
DC 20001-1108

BROWN, DEATRICE
15 QUINCY PL NW WASHINGTON,
DC 20001-1107

JOHNSON, PATRICIA
18 QUINCY PL NW WASHINGTON,
DC 20001-1108

MCRAE, LORENZO
2813 BRANCH AVE SE
WASHINGTON, DC 20020-1423

JEAN-PIERRE, DANIELE
17 QUINCY PL NW
WASHINGTON, DC 20001-1107

FISSEHA BEYENE TRUSTEE
3832 WHITMAN RD
ANNANDALE VA 22003-2200

XEUGING LI TRUSTEES
4050 CHANCERY CT NW
WASHINGTON, DC 20007-2142

CENTOFANTI, ANDREW N
23 QUINCY PL NW
WASHINGTON, DC 20001-1107

NC FIREHOUSE LLC
1241 NEW JERSEY AVE NW
WASHINGTON, DC 20001-1207

FRAHER, LAURA
51 FLORIDA AVE NW
WASHINGTON, DC 20001-1143

THOMPSON, SANDRA D
49 FLORIDA AVE NW
WASHINGTON, DC 20001-1143

CARRERO, LAURA
47 FLORIDA AVE NW
WASHINGTON, DC 20001-1143

BUSHEY, ADAM J
1 RHODE ISLAND AVE NE
WASHINGTON, DC 20002-1307

ODA, HIROUTE G S
20 Q ST NW
WASHINGTON, DC 20001-1106

EMMERT, JEREMY J
16 QUINCY PL NW
WASHINGTON, DC 20001-0910

YOUNG, JANE H
14 QUINCY PL NW
WASHINGTON, DC 20001-1108

WHEELER ROAD APARTMENTS
LLC
637 NEW YORK AVE NW # 1207
WASHINGTON, DC 20001-3626

S O M E INC
71 O ST NW
WASHINGTON, DC 20001-1258

NEEDLE, LAURYN K
25 QUINCY PL NW
WASHINGTON, DC 20001-1107

WILLIAMS, G T
7220 HIDDEN CREEK RD
BETHESDA MD 20817-4632

BUTLER, JOHN
31 QUINCY PL NW
WASHINGTON, DC 20001-1107

DIGREGORIO, STACY T
2601 W MORRISON AVE
TAMPA FL 33629-5330

DISTRICT OF COLUMBIA
1800 MARTIN LUTHER KING JR
AVE SE
WASHINGTON, DC 20020-6914

DISTRICT OF COLUMBIA
1133 N CAPITOL ST NE
WASHINGTON, DC 20002-7561

JIANG, YING
2130 LEROY PL NW
WASHINGTON, DC 20008-1847

CHERKOWSKY, DAVID
43 FLORIDA AVE NW
WASHINGTON, DC 20001-1143

ASTERILLA, G H
45 FLORIDA AVE NW
WASHINGTON, DC 20001-1143

FLORIDA AND Q STREET LLC
6820B COMMERCIAL DR
SPRINGFIELD VA 22151-4220

1644 NORTH CAPITOL LLC
6923 FAIRFAX RD BETHESDA MD
20814-1230

1644 NORTH CAPITOL LLC
1644 N CAPITOL ST NW
WASHINGTON, DC 20002-2483

22 FLORIDA AVENUE NW LP
9921 MAYFIELD DR
BETHESDA MD 20817-1651

FORMICA, BINIAM P
4214 50TH ST NW
WASHINGTON, DC 20016-1904

J&J DESIGNS LLC
21 S ST NW
WASHINGTON, DC 20001-1127

RIAZANOV, VALENTIN
18 Q ST NW
WASHINGTON, DC 20001-1777

1540 NC LLC
1540 NORTH CAPITOL ST NW
WASHINGTON, DC 20002-3338

1644 NORTH CAPITOL LLC
2612 28TH ST NE
WASHINGTON, DC 20018-1415

DISTRICT OF COLUMBIA
2000 14TH ST NW 8TH FLOOR
WASHINGTON, DC 20009-4487

10 FLORIDA AVE DDR LLC
3506 CONNECTICUT AVE NW # 2
WASHINGTON, DC 20008-2401

DISTRICT OF COLUMBIA
1133 N CAPITOL ST NE
WASHINGTON, DC 20002-7561

CALLISTE, GEMME
16 Q ST NW
WASHINGTON, DC 20001-1106

10Q NW LLC
6230 3RD ST NW STE 2
WASHINGTON, DC 20011-1334