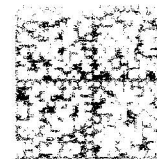


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

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

FIRST CLASS



USPS MAIL

\$ 000 74⁰⁰

NIXIE

171 05 1

0001/10/16

RETURN TO SENDER
IF DELIVERY TO ADDRESS
UNABLE TO FORWARD

ZONING COMMISSION

District of Columbia

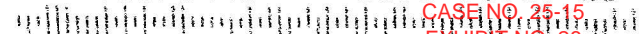
CASE NO. 25-15

EXHIBIT NO: 26

BC: 20001271441

* 0231 00925 18-40

20001271441 IA
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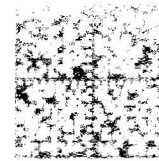
GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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

1459



US POSTAGE

\$ 000 74⁰

Handwritten mark, possibly '1/1'

NIXIE 171 DE 1 0003/24/261

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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20002280463-2760

UTF

BC: 20001271441 *0231-06545-18-40



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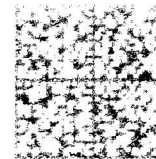
GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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

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FIRST CLASS



US POSTAGE

\$ 000.74⁰⁰

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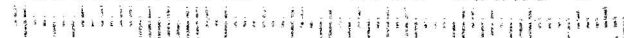
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ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

9326010681319624

ANK

EC: 20001271441 *2792-02818-24-29

200012714



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

Fwd

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

FIRST CLASS

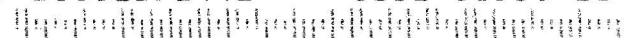
US POSTAGE
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MEMBER OF THE POSTAL SERVICE 00000/00 00

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

8090737314 DDD ANK
200012714

BC: 20001271441 *0231-06530-18-40



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

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

MP

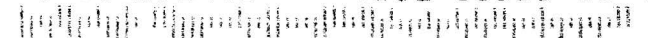
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48
FIRST CLASS
US POSTAGE
\$ 000 74⁰⁰

REXTE 271 DE 1 0884/02/16

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

2000131106 UNC
20001-1106

BC: 20001271441 *0231-06532-18-40



GOVERNMENT OF THE DISTRICT OF COLUMBIA

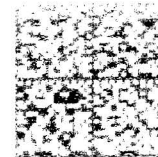
OFFICE OF ZONING

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

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST CLASS



US POSTAGE

\$ 000.74⁰

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

UP

NEXIE

171 FEB 1

0004/05/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

FWD
ANK
20008-2401 > 2401
20008-2401 > 2401

BC: 20001271441 *0251-06537-18-48



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: **May 18, 2026 @ 4:00 PM**
Via WebEx: <http://dcoz.dc.gov/ZC25-15> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 2303 607 2344 (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:

Z.C. Case No. 25-15 (FLORIDA AND Q STREET, LLC – Zoning Map Amendment @ Square 3100, Lot 48 (1600 N. Capitol Street, N.W.))

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 at <https://dcoz.dc.gov/service/sign-testify> - see below: *How to participate as a witness – oral statement*. **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*.

THIS CASE IS OF INTEREST TO ANC 5E and ANC 5F

FLORIDA AND Q STREET LLC (the “Applicant”) filed an application on July 28, 2025, requesting the Zoning Commission (“Commission”) to approve a Zoning Map Amendment from the MU-4 to the MU-7B zone (the “Application”) pursuant to Subtitle X, Chapter 5 and Subtitle Z §§ 201.2(e) and 304 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, “Zoning Regulations of 2016,” to which all subsequent references herein are made unless otherwise specified) for the property known as Lot 48 in Square 3100 (the “Property”). The Property is within the boundaries of ANC 5E02.

The Property is located at the intersection of the Truxton Circle and Eckington neighborhoods in the northwest quadrant of the District of Columbia. The Property is bounded by North Capitol Street to the east, Florida Avenue, N.W. to the southwest, Q Street to the south, and Truxton Circle/Q Street slip lane to the southeast. The Property is also bounded by private property to the north and west, and has frontage along a portion of a dead-end public alley that runs east-west through the Square. The Property is irregularly shaped and has approximately 18,984 square feet of land area. The Property is vacant.

The Property is designated Mixed-Use Medium Density Residential and Moderate Density Commercial on the Comprehensive Plan Future Land Use Map. The Property is designated Main Street Mixed-Use Corridor on the Comprehensive Plan Generalized Policy Map. The Office of Planning filed a setdown report dated September 29, 2025, recommending that the Commission