

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

CAPITAL DISTRICT 208 US POSTAGE
23 MAR 2026 PM 4

\$ 000.74⁰
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PO BOX 21009
KALORAMA STATION
WASHINGTON DC 20009

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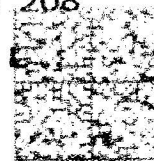
ZONING COMMISSION
District of Columbia
CASE NO. 25-18
EXHIBIT NO. 24

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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CAPITAL DISTRICT 208
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\$ 000.74⁰

SPIRIT INVESTMENT GROUP LLC
C/O BMS REALTY SERVICES
4201 CONNECTICUT AVE NW STE # 407
WASHINGTON DC 20008-1158

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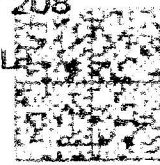


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OFFICIAL BUSINESS
PENALTY FOR MISUSE

CAPITAL DISTRICT 208

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US POSTAGE



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NICHOLAS, NICOLE & FRESKA, ALEXANDER
6417 83RD PL
CABIN JOHN MD 20818-1623

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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

GODOFREDO CABALLERO
2384 CHAMPLAIN ST., NW APT. 301
WASHINGTON, DC 20009

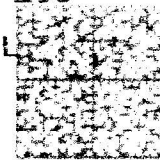
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OFFICIAL BUSINESS
PENALTY FOR MISUSE

KINSKEY, MATTHEW W
2360 CHAMPLAIN ST NW
WASHINGTON DC 20009-8610

CAPITAL DISTRICT 208
23 MAR 2026PM 3
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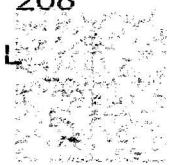
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
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PENALTY FOR MISUSE

CAPITAL DISTRICT 208

23 MAR 2026PM 1 L



U.S. POSTAGE

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PRESIDENT / DIRECTOR
CONDOMINIUM ASSOCIATION
2337 CHAMPLAIN ST NW
WASHINGTON DC 20009-3137

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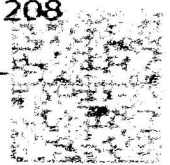
GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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QUIRONG, MATHEW
2357 CHAMPLAIN ST NW # 201
WASHINGTON DC 20009-7205

CAPITAL DISTRICT 208
23 MAR 2026PM 1 L



US POSTAGE

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2357 CHAMPLAIN ST NW # 201
WASHINGTON DC 20009-7205

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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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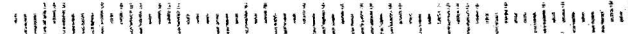
DAVID N. ETHEREDGE
2384 CHAMPLAIN ST., NW APT. 204
WASHINGTON, DC 20009

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CAPITAL DISTRICT 208
23 MAR 2026 PM 4
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JOSE GUILLEN
2384 CHAMPLAIN ST., NW APT. 101
WASHINGTON, DC 20009

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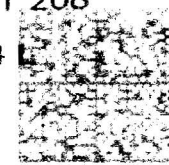
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

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CAPITAL DISTRICT 208
23 MAR 2026PM 4

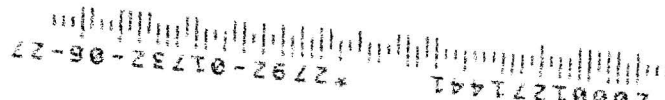
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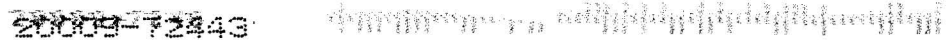
BRIQUET, ARMANDO & OQUENDO, MARIANA
2351 CHAMPLAIN ST NW # C1
WASHINGTON DC 20009-7244



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OFFICIAL BUSINESS
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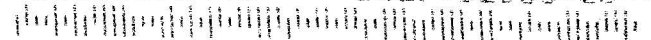
DEYSI OCAMPO
2384 CHAMPLAIN ST., NW APT. 105
WASHINGTON, DC 20009

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

TIME AND PLACE: May 21, 2026 @ 4:00 p.m.

Via WebEx: <https://dcoz.dc.gov/ZC25-> (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:

CASE NO. 25-18 (Champlain Street Partners, LLC – Consolidated Planned Unit Development (“PUD”) & Related Zoning Map Amendment from RA-2 to RA-3 @ Square 2560, Lot 827 (2384 Champlain Street, NW)

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*.

Champlain Street Partners, LLC (the “Applicant”) filed an application on September 19, 2025, requesting the Zoning Commission (“Commission”) to approve a PUD and related Zoning Map amendment from RA-2 to RA-3 (the “Application”) pursuant to Subtitle X, Chapter 3 and Subtitle Z § 300 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 827 in Square 2560 (the “Property”). The Property is within the boundaries of ANC 1C.

The Property consists of approximately 7,348 square feet of land area, and is generally bounded by Champlain Street, NW, on the east, private property improved with residential uses on the north and south, and a public alley on the west. The Property is currently zoned RA-2. It is designated as Moderate Density Residential and Neighborhood Conservation Area on the Comprehensive Plan Future Land Use Map and Generalized Policy Map, respectively. The Property is currently improved with a three-story apartment building that is approximately 35 feet in height and contains approximately 30 dwelling units.

The Applicant proposes to redevelop the Property with a new 44-unit apartment building that contains approximately 28,731 square feet of gross floor area (approximately 3.90 FAR) and has a height of approximately 50 feet (not including penthouse) (the “Project”). As part of the Project, and in collaboration with existing tenants and a full-service tenant relocation organization, the Applicant has developed a relocation plan that will prioritize existing tenants’ right of return following construction of the Project.

This meeting/hearing is governed by the Open Meetings Act. A portion of this meeting/hearing may be closed according to the Act. Please address any questions or complaints arising under this meeting/hearing to the Office of Open Government at opengovoffice@dc.gov.