

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

HOLLIS, KAREN E
2472 ALABAMA AVE SE UNIJT A-303
WASHINGTON DC 20020-2756

FIRST-CLASS



US POSTAGETM PITNEY BOWES



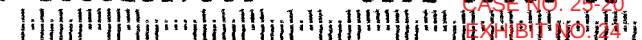
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02 7W
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NIXIE 171 DE 1 0005/17/26

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UNABLE TO FORWARD

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20001>2275

BC: 20001227599 *0231-03909-06-44



ROYAL COMMISSION
District of Columbia
CASE NO. 25-60
EXHIBIT NO. 24

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
9 MAY 2026 PM 1

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 20001 \$ 000.74⁰
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0008030876 MAY 06 2026

D STREET VENTURES 1 LLC
2308 19TH ST NW
WASHINGTON DC 20009-1435

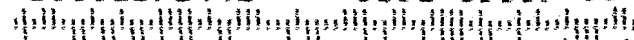
RETURN TO

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RETURN TO SENDER
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UNABLE TO FORWARD

UTF
20009-1435

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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
3924 MINNESOTA AVE NE
WASHINGTON DC 20019-2661

Return to S.

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171 FE 1

0005/17/26

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BC: 20001271441

*0231-03887-06-44

FIRST-CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 20001 \$ 000.74⁰
02 7W
0008030876 MAY 06 2026

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 POSTAGESM PITNEY BOWES



ZIP 20001 \$ 000.74⁰
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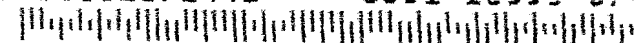
ALVIN EW & B M BROOKS
2812 HARTFORD ST SE
WASHINGTON DC 20020-1629

NIXIE 171 DE 1 0005/21/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

2002031523 ANK
2000152714

BC: 20001271441 *0331-10953-07-21



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^{IMP} PITNEY BOWES



ZIP 20001 \$ 000.74⁰
02 7W
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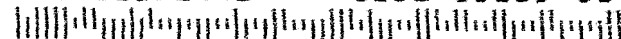
ROBERTS, LENORA
2812 HARTFORD ST SE
WASHINGTON DC 20020-1630

NIXIE 171 FE 1 0005/21/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

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BC: 20001271441 *0231-03885-06-44



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 TM PITNEY BOWES



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02 7W
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DEAL, KERTRELL
2472 ALABAMA AVE SE #B301
WASHINGTON, DC 20020-2736

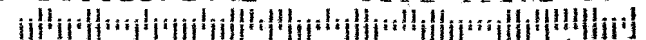
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UNABLE TO FORWARD

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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

The 2472 Alabama Condominium Unit
Owner Association, Inc. d/b/a Heights
at Garfield Condominium Association
2472 Alabama Avenue, SE
Washington, DC 20020

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



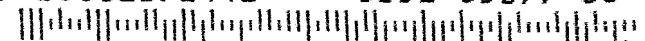
ZIP 20001 \$ 000.74⁰
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0008030876 MAY 06 2026

NIXIE 171 DE 1 0005/16/26

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

2002032755 IA
20001>2/14

BC: 20001271441 *0231-03877-06-44



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

GLYMPH, ANGELA
2472 ALABAMA AVE SE UNIJT C-301
WASHINGTON DC 20020-2745

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES

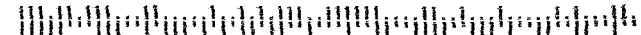
ZIP 20001 \$ 000.74⁰
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0008030876 MAY 06 2026

NIXIE 171 DE 1 0005/17/26

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

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BC: 20001271441 *0231-03917-06-44



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

TIME AND PLACE: **June 29, 2026 @ 4:00 pm**
Via WebEx: <https://dcoz.dc.gov/ZC25-20> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 2316 033 0770 (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. 25-20 (D.C. Department of General Services – Consolidated PUD & Related Zoning Map Amendment @ Square 5728, Lot 800 [2455 Alabama Avenue, S.E.]

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 8B

The D.C. Department of General Services (the “Applicant”), through the architecture firm Shinberg.Levinas Architects, filed an application on November 24, 2025, requesting the Zoning Commission (“Commission”) to approve a consolidated Planned Unit Development and related map amendment from the RA-1 zone to the RA-2 zone (collectively, the “PUD Application”) pursuant 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 located at 2455 Alabama Avenue, S.E., and known as Lot 800 in Square 5728 (the “Property”).

The Property is located in the Southeast quadrant of the District, between the Garfield Heights and Knox Hill/Buena Vista neighborhoods. The rectangular site contains approximately 66,371 square feet of land area and is bounded by Hartford Street, S.E. (north), Knox Street, S.E. (east), James M. McGee Jr. Street, S.E. (south), and Alabama Avenue, S.E. (west). Existing improvements include the Metropolitan Police Department (“MPD”) 7th District Headquarters building, which is no longer adequate for current operations, a fuel station for MPD fleet vehicles, a workshop shed, and surface parking. The surrounding area includes a mix of residential, religious, and institutional uses. The Property is well served by public transit, with a Metrobus stop directly adjacent at Alabama Avenue and Hartford Street, S.E., providing connections to the Congress Heights, Southern Avenue, and Naylor Road Metrorail stations via multiple routes.