



ZC 26-02

Map Amendment (PDR-3 to MU-8B)

639 Florida Ave, LLC, 641 Florida Ave, LLC, 645
Florida Ave, LLC & Hodayoun Yeroushalmi Map
Amendment

639, 641, 645, 647 Florida Avenue NW

OP Hearing Presentation
October 1, 2026

**OP recommends that the Zoning Commission approve the Map
Amendment application**

ZONING COMMISSION
District of Columbia
CASE NO. 26-02
EXHIBIT NO. 29



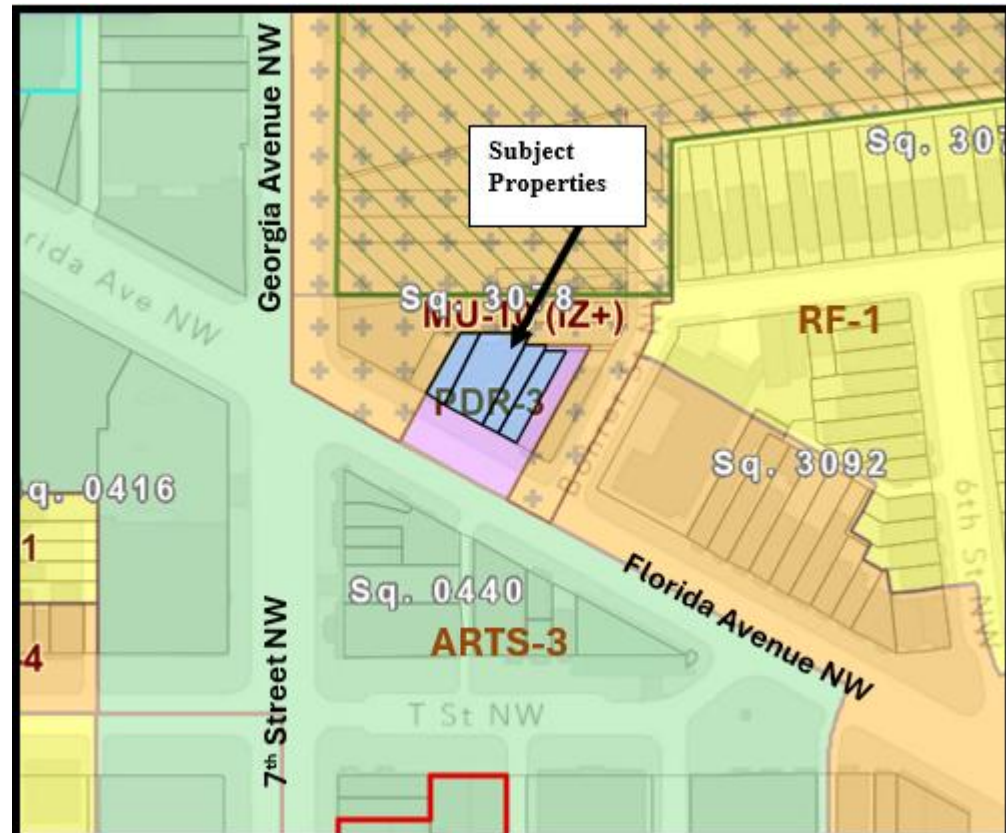
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Site Location & Zoning

Current Zoning:
PDR-3

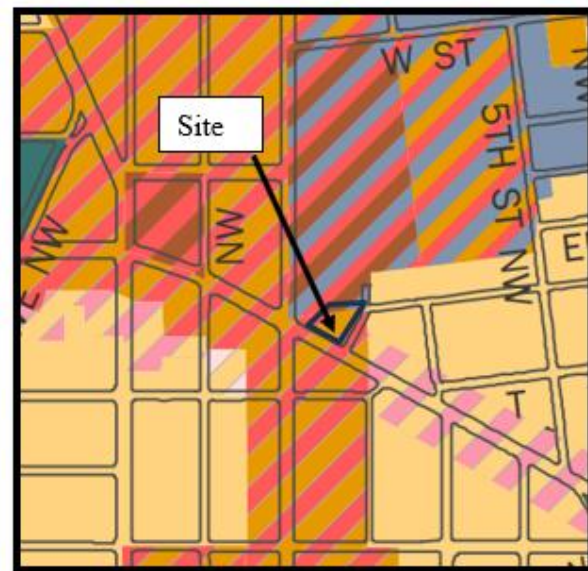
**Proposed
Zoning:**
MU-8B

**Surrounding
Zones:**
RF-1, MU-10,
ARTS-2, ARTS-3



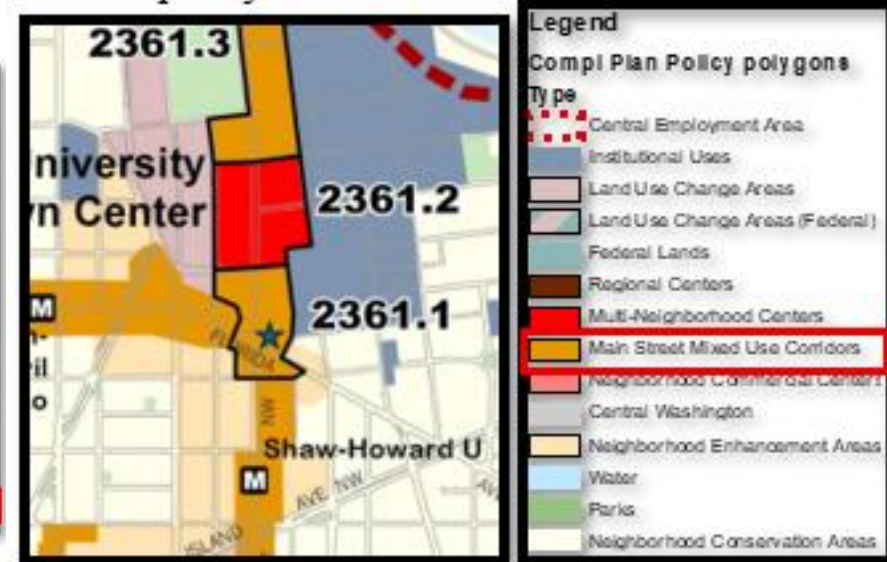
ZC 26-02 Comprehensive Plan

Future Land Use Map (FLUM)



- Residential-Medium Density (RMED)
- Commercial-Medium Density (CMED)
- Mixed Uses

Generalized Policy Map (GPM)



- Main Street Mixed Use Corridors