

**CERTIFICATE OF NOTICE**

I **HEREBY CERTIFY** that a copy of the Notice of Intent to File a Zoning Application (the “Notice”) for a Map amendment for the properties located at 639, 641, 645, and 647 Florida Avenue, NW (Square 3078, Lots 19, 807, 810, and 33)(the “Property”) was mailed to Advisory Neighborhood Commission 1B and the owners of all property within 200 feet of the perimeter of the Property on January 27, 2026, at least forty-five (45) calendar days prior to the filing of this application, as required by the Zoning Regulations of the District of Columbia, 11-Z DCMR § 304.5. A copy of the Notice is attached hereto.

Counsel for the Applicant emailed Chairman Deramo and Single Member District Commissioner Barrilleaux on March 3, 2026 to introduce the request (prior to filing anything) and ask if they wanted to meet to discuss. The ANC has responded and connected the Applicant with the chair of the zoning committee, Christian Brandt.

*Alexandra Wilson*

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Sullivan & Barros, LLP

*Martin P Sullivan*

Martin P. Sullivan  
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**NOTICE OF INTENT TO FILE A ZONING MAP AMENDMENT APPLICATION**  
**APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION**  
**FOR AN AMENDMENT TO THE ZONING MAP (PDR-3 to MU-10) for 639, 641,**  
**645, and 647 FLORIDA AVENUE, NW**

January 27, 2026

639 Florida Ave, LLC, 641 Florida Avenue, LLC, 645 Florida Avenue, LLC, and Homayoun Yeroushalmi (collectively, the “**Applicant**”), the respective owners of the properties located at 639, 641, 645 and 647 Florida Avenue, NW (Square 3078, Lots 19, 807, 810, and 33) (the “**Property**”), gives notice of intent to file an application for an amendment to the Zoning Map (“**Map Amendment**”).

The Property is currently zoned PDR-3 and through this Map Amendment, the Applicant proposes that the Property be rezoned to MU-10. The Property is designated as “Medium Residential/Medium Commercial” on the Future Land Use Map (“FLUM”) of the District of Columbia Comprehensive Plan. The MU-10 zone permits medium- to high-density mixed-use development with a balance of uses conducive to a higher quality of life and environment for residents, businesses, employees, and institutions. Accordingly, rezoning the Property to the MU-10 Zone would not be inconsistent with the Comprehensive Plan.

Pursuant to Subtitle Z § 304.6 of the Zoning Regulations, the Applicant will make all reasonable efforts to present the Amendment to the Advisory Neighborhood Commission 1B at one of its regularly scheduled meetings.

This application will be filed with the District of Columbia Zoning Commission pursuant to Subtitle X, Chapter 5 of the Zoning Regulations at least forty-five (45) days after the date of this notice, which is given pursuant to Subtitle Z § 304.5 of the Zoning Regulations. The land use counsel is Sullivan & Barros, LLP. If you would like additional information regarding this proposed Amendment application, please contact Sarah Harkcom at (202-733-4460 or [sharkcom@sullivanbarros.com](mailto:sharkcom@sullivanbarros.com)).