



District of Columbia Government
 Advisory Neighborhood Commission 6A
 Agenda for April 10, 2025



Second (2nd) Thursdays at 7:00 pm
 Virtual Meeting via Zoom

For those attending via Zoom: use this link: <https://dc.gov.zoom.us/j/81018061384>

Call-in Number: +1 301 715 8592

Webinar ID (access code): 810 1806 1384

One tap mobile: +13092053325,,81018061384#

Public Meeting - All are **welcome**

- 7:00 pm Call to order
- 7:01 pm Adoption of Agenda and Approval of Minutes
- 7:02 pm Community Presentations
 DC Budget and other Ward 6 Topics of Interest
 Councilmember Charles Allen
- 7:35 pm Consent Agenda pg. 11
 Alcohol Beverage and Cannabis (ABC)
 Recommendation: ANC 6A take no action on the renewal application of a Class C restaurant license with entertainment and summer garden endorsements at Granville Moore's Brickyard LLC, 1238 H Street NE (ABRA-072792). Commissioner Velasquez is appointed to represent the ANC along with the Chair and Vice Chair of the ANC to update the settlement agreement last signed in 2006.
 Recommendation: ANC 6A take no action on the application for a new Class C Restaurant license with extended holiday hours, carry out and delivery endorsements at Tapori, 600 H Street NE (ABRA-131196) located within ANC 6C.

 Community Outreach (COC)
 Recommendation: **ANC 6A approve the revisions to the ANC's Grant Application form**, including ANC 6A coversheet, project report form, and closeout form to conform with the OANC guidelines for applications.

 Economic Development and Zoning (EDZ)
 Recommendation: ANC 6A send a letter to BZA to support special exceptions to combine five lots (2 facing H Street NE, 3 facing alley) and convert to a retail and eating and drinking establishment use an existing, semi-detached, mixed use building in the NMU-4/HA and MU-4 zones at 355-1359 H Street, NE (BZA #21254).
 Recommendation: ANC 6A send a letter to BZA to support a special exception to construct a second story addition to a detached garage, in the rear of an existing, attached, two-story plus cellar, principal dwelling unit in the RF-1 zone at 917 Constitution Avenue, NE (BZA #21282).
- 7:40 pm Officer Reports pg. 36
 1. **Accept Treasurer's Report**
 2. Approve Fiscal Year 2025 2nd Quarter Report



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Advisory Neighborhood Commission 6A
Agenda for April 10, 2025



7:45 pm	Standing Committee Reports: Community Outreach (COC) 1. Accept January 2025 committee report. 2. Accept March 2025 committee report. 3. Next meeting: April 28, 2025 (4 th Monday)	pg. 41
7:50 pm	Alcohol Beverage and Cannabis (ABC) 1. Accept March 2025 committee report. 2. Next meeting - 7:00 pm, April 22, 2025 (4 th Tuesday)	pg. 44
7:55 pm	Transportation and Public Space (TPS) 1. Accept March 2025 committee report. 2. Next meeting - 7:00 pm, April 21, 2025 (3 rd Monday)	pg. 45
8:00 pm	Economic Development and Zoning (EDZ) 1. Accept March 2025 committee report. 2. Recommendation: ANC 6A send a letter of support to the Zoning Commission regarding a proposed modification to authorize fast food restaurant use within the existing ground floor retail space at 901 H Street NE, provided that the ANC's concerns are reflected in the conditions attached to any associated restaurant in connection with the application for the zoning change. 3. Next meeting - 7:00 pm, April 16, 2025 (3 rd Wednesday)	pg. 50
8:20 pm	New Business Suggested Motion: ANC 6A send a letter to the DC Council, Department of Buildings and Office of Tax and Revenue to request statutory and administrative remedies to what we believe is a serious loophole in DC's efforts to return vacant storefronts to occupied status which will increase safety, tax revenues and the overall vibrancy of our City.	pg. 53
8:40 pm	Single Member District reports (2 minutes each)	
8:50 pm	Community Comments (2 minutes each)	
9:00 pm	Adjourn	



Advisory Neighborhood Commission 6A Meeting Minutes - March 13, 2025



Advisory Neighborhood Commission (ANC) 6A Minutes Zoom Meeting March 13, 2025

Present: Commissioners Dave Wethington, Jeff Giertz, Stephen Kolb, Roberta Shapiro, and Paul Spires were present. Commissioners Mike Velasquez and Amber Gove were absent.

The meeting convened virtually via Zoom at 7:00 pm.

Commissioner Dave Wethington called the meeting to order and noted the presence of a quorum. The minutes for the ANC February 2025 meeting were accepted subject to any minor or technical corrections approved by the Secretary. Commissioner Roberta Shapiro moved and Commissioner Stephen Kolb **seconded the motion to amend the agenda to move the item currently listed under ‘New Business’ to the Treasurer’s Report section. The motion passed 5-0.** Commissioner Wethington moved and Commissioner Kolb seconded the motion that the agenda be amended to include Public Space Permit application **#11123226 for a New Sidewalk Café Enclosed at 1001 H Street NE under ‘New Business’.** The motion passed 5-0. The agenda as amended for the March 2025 meeting was accepted by unanimous consent.

The community received meeting notice via listservs, the Hill Rag, ANC website, X, and Facebook.

Community Presentations

Zoning Regulation Change Affecting Ability to License Group Homes for Foster Youth over the Age of 18 - Priscilla Hall, Resource Development Specialist, Office of Planning, Policy and Program Support, Child and Family Services Agency

Ms. Priscilla Hall from Child and Family Services Agency (CFSA) reviewed zoning changes affecting the **organization, noting that CFSA is responsible for child welfare and care and placement of DC’s foster children.** In DC, children can remain in foster care until they attain permanency, leave foster care, or turn 21. While in care, CFSA provides older youth opportunities to develop life skills and gain access to housing. CFSA petitioned before the Zoning Commission to amend the definition of a youth residential care home, which currently is a facility providing arrangements to those under 18 years of age. The proposed change would expand the definition to include those 18-20 years of age and in the care and custody of the CFSA or its successor agency. As the definition currently stands, CFSA housing cannot receive DOB Certificates of Occupancy. Expanding the definition would allow CFSA to continue licensing group homes for older youth and will align zoning regulations with DC law, which allows for the licensure of group homes for older youth. The hearing about this issue is scheduled for May 1, 2025; ANC 6A will consider issuing a letter of support.

RiverSmart Homes (RSH) - DC’s Residential Stormwater Management Program - Shannah Cumberbatch, RiverSmart Homes Environmental Protection Specialist, Department of Energy & Environment

Ms. Shannah Cumberbatch shared information about RiverSmart Homes, DC’s stormwater management program under the Department of Energy and Environment since 2008. Staff from RiverSmart Homes assess properties and determine the best management practices to install either for free or for a small fee. The homeowner then gets partnered with a nonprofit organization and a contractor; the time from application to installation is about a year. There are five different infrastructures, from rain barrels to rain gardens and shade trees. The goal of the program is to reduce flooding and diminish the amount of



Advisory Neighborhood Commission 6A Meeting Minutes - March 13, 2025



stormwater ending up in public waterways. Ms. Cumberbatch can be reached at 202-253-4489 or [shannah.cumberbatch\[at\]dc.gov](mailto:shannah.cumberbatch[at]dc.gov).

Website: <https://www.riversmarthomes.org/>

Sign up: <https://doee.dc.gov/service/riversmart-homes-application>

Maintenance for existing RSH: <https://www.allianceforthebay.org/project/riversmart/riversmart-maintenance-assistance-program/>

Consent Agenda:

The following items were adopted by unanimous consent:

Transportation and Public Space (TPS)

ANC 6A and ANC 6B send a joint letter to DDOT requesting a traffic study around Lincoln Park.

Officer Reports:

1. **The March 2025 Treasurer's report by Commissioner Shapiro reviewed the expenditures accrued in February: \$846.19 for webmaster services, \$300 for notetaking, and \$75. The opening uncommitted funds available on March 1 were \$20,734.68. After accounts payable and two restored allotments of \$4,624.95 and \$3,624.95, the closing available checking balance is \$27,763.39. OANC has disallowed a 2024 grant for \$1,000, which resulted in the diminishment of the Q2 allotment; a motion is before the Commission to formally appeal this to the OANC Director. The savings account has a balance of **\$100.05. The Treasurer's report was approved by unanimous consent. Commissioner Shapiro moved and Commissioner Paul Spires seconded the motion to approve the Treasurer's report. The motion passed 5-0.****
2. Commissioner Shapiro moved and Commissioner Jeff Giertz seconded the motion that ANC 6A send an **official Letter of Appeal to the Director of OANC asking for reconsideration of the denial of ANC 6A's** 2024 grant of \$1,000 to Guerilla Gardeners. The purpose of the grant was to hold a public, community event to plant Tulips around the periphery of Sasha Bruce House. The appeal letter should capture the public benefits of this grant. The motion passed 5-0.

Standing Committee Reports:

Community Outreach (COC)

4. No report. Committee did not meet in February 2025.
5. Next meeting: March 24, 2025 (4th Monday)

Alcohol Beverage and Cannabis (ABC)

1. No report. Committee did not meet in February 2025.
2. Next meeting - 7:00 pm, March 25, 2025 (4th Tuesday)

Transportation and Public Space (TPS)

1. The February 2025 committee report was accepted by unanimous consent subject to any minor or technical corrections approved by the Secretary.
2. Next meeting - 7:00 pm, March 17, 2025 (3rd Monday)

Economic Development and Zoning (EDZ)

1. No report. Committee did not meet in February 2025.
2. Next meeting - 7:00 pm, March 19, 2025 (3rd Wednesday)

New Business:



Advisory Neighborhood Commission 6A Meeting Minutes - March 13, 2025



Commissioner Wethington moved and Commissioner Kolb seconded the motion that ANC 6A empower TPS Chair Bloomstine to review Public Space Permit application #11123226 for a New Sidewalk Café Enclosed at 1001 H Street NE and approve or submit any necessary revisions. The request was received March 11, 2025 and the review date is March 31, 2025. The motion passed 4-0.

Single Member District reports

Commissioner Spires (6A01) reported that several businesses including Queen Vic and The Pug will have St **Patrick's Day celebrations. There is some vandalism on cars along I Street.**

Commissioner Giertz (6A04) noted that there is a new brewery coming to the 1300 block of H Street where H Street Country Club used to be. The Commissioner has heard complaints about an increased amount of litter and acknowledged that a number of neighbors are feeling impacts from actions that the federal government has taken in the last two months. The best way to handle this is to stand strong and keep fighting for the people of the city and the Commissioner encourages fellow elected representatives to continue doing so.

Commissioner Shapiro (6A03) is happy to report that the vacant and blighted 73-unit building on 7th and F Streets has been purchased and is being rehabilitated to be returned to service with 73 apartments. The new owners have asked to come to an EDZ or ANC meeting to present their plans and have also reached out to neighbors for them to have a contact throughout the construction process.

Commissioner Kolb (6A07) stated that there is an application to open a medical cannabis dispensary at 313 8th Street NE but after much back-and-forth on the application and protests, the establishment no longer has standing in this case.

Commissioner Dave Wethington (6A05) reported a delay in the permit evaluation for Kingsman Dog Park renovations and that DC Water is filling in several manholes around 13th Street. The Commissioner echoed concerns about potential upcoming budget cuts.

Community Comment

Ms. Jen DeMayo from Councilmember Allen's office reported that Congress is poised to cut \$1.1B of DC's local funding as DC is being treated like a federal agency and being held to FY24 spending. This would have a very serious impact including layoffs, hiring freezes, and reduction of public work and Ms. DeMayo urges community members to continue calling senators and voicing concerns. DC has a beneficial earned income tax rebate for lower wage working families. Last month Councilmember Allen introduced a bill that would stop credit cards and banks from including tax and tip on the swipe fee, both of which are passed directly to either the government or employees. The Ward 6 spring clean will be on April 5.

MOCR Marcus Manning encourages the community to look at <https://fedsupport.dc.gov/> for information on unemployment, job insurance, and other resources. DC Human Resources Office is holding a hiring fair tomorrow in Ward 6 at 800 Florida Avenue NE from 10:00 am -**2:00 pm. The mayor's annual spring** cleanup is on April 19, 2025. Learn24 is hosting Summer in the City at MLK library on Saturday, March 29, 2025. It is an opportunity for parents to explore out-of-school programming and resources. More information here: www.Sitc2025.eventbrite.com. The Office of Safety and Engagement is introducing their community outreach team.

The meeting adjourned at 8:26 pm.



Advisory Neighborhood Commission 6A Community Presentations



DC Budget and other Ward 6 Topics of Interest
Councilmember Charles Allen



Commission Correspondence of
March 13, 2025 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
PO Box 15020
Washington, DC 20003



March 19, 2025

Director Kent Boese
Office of Advisory Neighborhood Commissions
1350 Pennsylvania Avenue, NW - Suite 11
Washington, DC 20004

Re: Request for Appeal for Denial of 2024 grant to Guerrilla Gardeners

Dear Director Boese:

At a regularly scheduled and properly noticed meeting¹ on March 13, 2025 our Commission voted 5-0-0 (with 4 Commissioners required for a quorum) to send of Appeal to the Director of OANC asking for reconsideration of the denial of ANC 6A's 2024 grant of \$1,000 to Guerrilla Gardeners. The purpose of the grant was to hold a public, community event to plant Tulips around the periphery of Sasha Bruce House. We respectfully urge OANC to consider the following points:

1. The planting event "Tulipoolza" was an open event to which the entire community was invited, and also highlighted the work of Guerilla Gardeners interns who are at -risk youth in the community and the work of Sasha Bruce. (The event was widely publicized to the community.)
2. The planting was done on property deemed "Public Parking" by City Code. This property is under the ultimate control of DDOT, NOT by the adjacent property owner.
3. The visual impact of the flowers is enjoyed by the entire community and is visible by people in cars, pedestrians, and bikers on Maryland Avenue, 11th and F Streets NE and from the triangle park and playground on 11th Street NE.
4. The adjacent property is owned by a 501c3 that is a contractor to the City of DC to provide interim housing to adolescents
5. The property where the bulbs were planted can be accessed by anyone from the F Street and Maryland Avenue sides or by an entrance on 11th Street NE.
6. The local public school's students, School within School @ Goding, have participated in the beautification and ongoing maintenance process as have many community volunteers. A repeat community Tulipoolooza is scheduled for April 5, 2025.
7. Finally, should the property to conveyed to a private owner, the periphery would remain in DDOT control, but the bulbs could be reclaimed and replanted on

Thank you for giving great weight to the recommendations of the Commission. I can be contacted at 6A05@anc.dc.gov and Commissioner Roberta Shapiro at robertafor6a03@gmail.com .

On behalf of the Commission,

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on anc-6a@googlegroups.com, and newhilleast@groups.io, at www.anc6a.org, on Twitter (@ANC6A) and through print advertisements in the Hill Rag.



Commission Correspondence of
March 13, 2025 Meeting



Government of the District of Columbia



Office of Advisory Neighborhood Commissions
1350 Pennsylvania Avenue, NW
Suite 11
Washington, DC 20004
(202) 727-9945

MEMORANDUM

To: Dave Wethington, Chair ANC 6A
Roberta Shapiro, Treasurer ANC 6A
From: Kent Boese, Executive Director
Date: 3/25/2025
Re: Request for Reconsideration of Guerilla Gardens Grant Disallowance

By a vote of 5-0-0 taken on March 13, 2025, ANC 6A resolved to ask the Director of the OANC “for reconsideration of the denial of ANC 6A’s 2024 grant of \$1,000 to Guerilla Gardeners.” The Commission also requested that their request receive great weight. While great weight does not apply to the financial review of ANC expenditures, Advisory Neighborhood Commissions may request reconsideration of OANC determinations related to an ANC grant at any time, though OANC determinations are not subject to appeal.

It is also important to note that ANCs neither need permission from the OANC to spend their funds nor does the OANC grant permission. In this example, the ANC did not need the permission of the OANC to grant \$1,000.00 to Guerilla Gardens for the purpose of planting tulip bulbs. Similarly, the OANC did not deny the grant application, which is not within the authority of the OANC. However, when an ANC’s expenditure does not meet the legal requirements of permissible uses of public funds, the OANC is legally required to disallow such expenditures and deduct them from future quarterly allotments.

In this case a review of the application determined that the planting of tulip bulbs occurred on privately controlled “public parking”, which is a subcategory of public space. For this reason, the prior determination that the Guerilla Gardens Grant was an impermissible expenditure stands.

Public parking

As shared by Commissioner Shapiro via email to the OANC on February 27, 2025, the legal requirements of public parking date to 1872 and have not changed materially since.¹ Specifically, key concepts of the 1872 public parking law that continue to be true include:

¹ See: *Laws of the District of Columbia 1871-1872*. (Washington, D.C.: Chronicle Pub. Co., 1872).



Commission Correspondence of
March 13, 2025 Meeting



- The public parking area is “under the immediate care and keeping of the owners or occupants of the [abutting] lots.”²
- It is unlawful for “persons who are not the owners or occupants of the [abutting] lots . . . to enter, walk, or trespass” on the public parking³; and,
- “That any person offending against the provision of [the] act shall be punished by a fine.”

These conditions remain true today with the following language found in the *District of Columbia Municipal Regulations*.

- “Public parking” means the area of public space devoted to open space, greenery, parks, or parking that lies between the property line . . . and the edge of the actual or planned sidewalk (See: 24 DCMR § 102.8).
- “The Public parking . . . shall be under the immediate care and keeping of the owners or occupants of the premises abutting on the public parking.” (See: 24 DCMR § 102.1).
- “After obtaining a permit from the District, the owners or occupants of land abutting a public parking may enclose the parking” with walls wooden fences, and open fences. (See: 24 DCMR § 103.1).
- Private property owners can and do get fined for failure to properly maintain the public parking abutting their property. The relevant fine schedule is below (see: 24 DCMR § 1380).

Failure to maintain the abutting public space & causing a nuisance (21 DCMR § 702.1)	1st violation within 60-day period	\$ 150	16
	2nd violation within 60-day period	\$ 300	32
	3rd violation within 60-day period	\$ 600	64
	4th violation within 60-day period	\$ 2000	200
Failure to maintain the abutting public space (21 DCMR § 702.1)	1st violation within 60-day period	\$ 150	16
	2nd violation within 60-day period	\$ 300	32
	3rd violation within 60-day period	\$ 600	64
	4th violation within 60-day period	\$ 2000	200

Both Guerrilla Gardeners and ANC 6A acknowledged in the grant application and subsequent emails that approval and permission for use of the space was granted by the abutting private property owner – the Sasha Bruce House – and not the District of Columbia. Equally important, use of the space in question neither required a public space permit nor a hearing before DDOT’s Public Space Committee. These facts further support the understanding that the property in question is *privately* controlled public space.

Precedent

While the facts presented above are enough to uphold the previous decision that the \$1,000.00 grant was impermissible due to the location where the bulbs were planted, it is worth noting that the property conditions are identical to all of the privately owned properties in the immediate vicinity. These properties

² See: *Laws of the District of Columbia 1871-1872*. (Washington, D.C.: Chronicle Pub. Co., 1872), Pt IV, p. 42.

³ *Ibid.* p. 41.



Commission Correspondence of
March 13, 2025 Meeting



also have “public parking” between the private property and the sidewalk. Most if not all of them are fenced in. All of them are controlled by the abutting property owner, and most owners would be surprised to learn otherwise that their front yards are not under their control.

Based on this fact and as a matter of public policy, it is impossible to treat the Sasha Bruce property differently than the other privately held properties – meaning that ANCs can either expend funds to plant flowers in *every* private property owner’s front yard, or they cannot. ANC funds not spent on the operation of an ANC’s office must be for a public purpose. Expenditures by grant have the added requirement that the purpose be one “that includes a significant benefit for the community and is not done for the primary purpose of benefitting a private entity.”⁴ It is clear that a project primarily benefiting a private property owner is and impermissible expenditure.

Tulipalooza

Notwithstanding the determination of the 2024 Guerrilla Gardeners Grant at hand, I note that this is an annual event. In that regard, I do want to emphasize that the problem with the grant was the location of the planting – not the grant applicant or the event itself. The OANC has reviewed flower plantings in other ANC areas and deemed them permissible. To further assist ANC 6A and support your efforts to improve the community’s quality of life, I encourage the Commission to forward future grant applications to us for review prior to your approval.

The OANC will never tell an ANC what grants to support, but we will provide guidance on impermissible uses for funds and guidance on how to cure a grant application for the benefit of the Commission and applicant.

Most sincerely,

Kent C. Boese
Executive Director

⁴ D.C. Official Code § 1–309.13(1)(1).



Consent Agenda



Alcohol Beverage and Cannabis (ABC)

Recommendation: ANC 6A take no action on the renewal application of a Class C restaurant license with entertainment and summer garden endorsements at Granville Moore's Brickyard LLC, 1238 H Street NE (ABRA-072792). Commissioner Velasquez is appointed to represent the ANC along with the Chair and Vice Chair of the ANC to update the settlement agreement last signed in 2006.

Recommendation: ANC 6A take no action on the application for a new Class C Restaurant license with extended holiday hours, carry out and delivery endorsements at Tabori, 600 H Street NE (ABRA-131196) located within ANC 6C.

Community Outreach (COC)

Recommendation: **ANC 6A approve the revisions to the ANC's Grant Application form**, including ANC 6A coversheet, project report form, and closeout form to conform with the OANC guidelines for applications.

Economic Development and Zoning (EDZ)

Recommendation: ANC 6A send a letter to BZA to support special exceptions to combine five lots (2 facing H Street NE, 3 facing alley) and convert to a retail and eating and drinking establishment use an existing, semi-detached, mixed use building in the NMU-4/HA and MU-4 zones at 355-1359 H Street, NE (BZA #21254).

Recommendation: ANC 6A send a letter to BZA to support a special exception to construct a second story addition to a detached garage, in the rear of an existing, attached, two-story plus cellar, principal dwelling unit in the RF-1 zone at 917 Constitution Avenue, NE (BZA #21282).



Consent Agenda



BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
1027	0163, 0139, 0140, 0144, 0136	NMU-4/H-A, MU-4	6A06

Address of Property: 1359 H St NE, 1355 H St NE, 1355 Rear H St NE, 1357 H Street NE, 1361 Linden Ct NE

ZONING INFORMATION

Relief from section(s): G § 207.14, C § 703.2, U § 513.1(f), H § 6007.1(e)(2)

Type of Relief: Special Exception

Brief description of proposed project: The Applicant proposes combining the two street-facing lots (1355 and 1359 H Street) and three alley lots (Lot 140, 144, and 136) to create one single record lot. The existing buildings will become one building which the Applicant is proposing to adaptively reuse as a food market, along with small retail spaces.

Present use of Property: The properties are commercial spaces.

Proposed use of Property: The Applicant is proposing to combine the lots and continue the commercial use.

CONTACT INFORMATION

Owner Information

Name: CARL O WINBERG TRUSTEE

E-mail: awilson@sullivanbarros.com

Address: 1611 S PACIFIC COAST HWY STE 200G REDONDO BEACH CA 90277-5611

Phone No.s: (202)503-1704

Phone No. Alternate:

Authorized Agent Information

Name: Alexandra Wilson

E-mail: awilson@sullivanbarros.com

Address: 1155 15th St #1003Washington

Phone No.s: (202)503-1704

Phone No. Alternate:

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Special exception (all other)	\$1560	3	\$4680
Grand Total			4680

SIGNATURE

Date

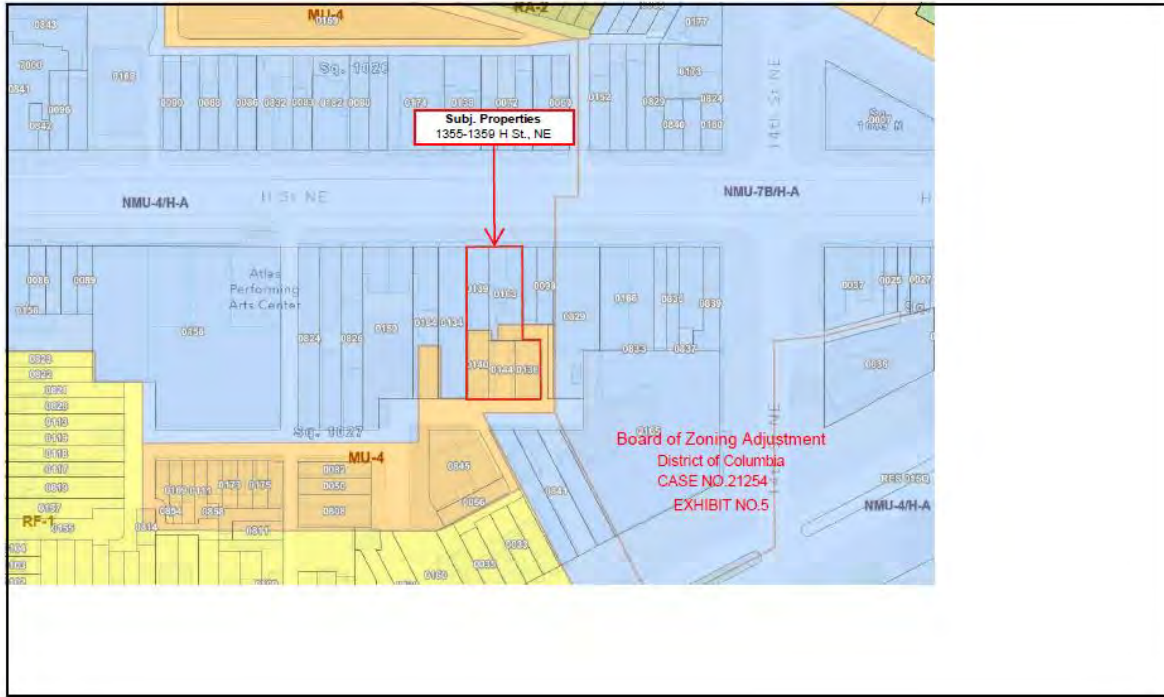
Alexandra Wilson

12/13/2024

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov



Consent Agenda



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Consent Agenda



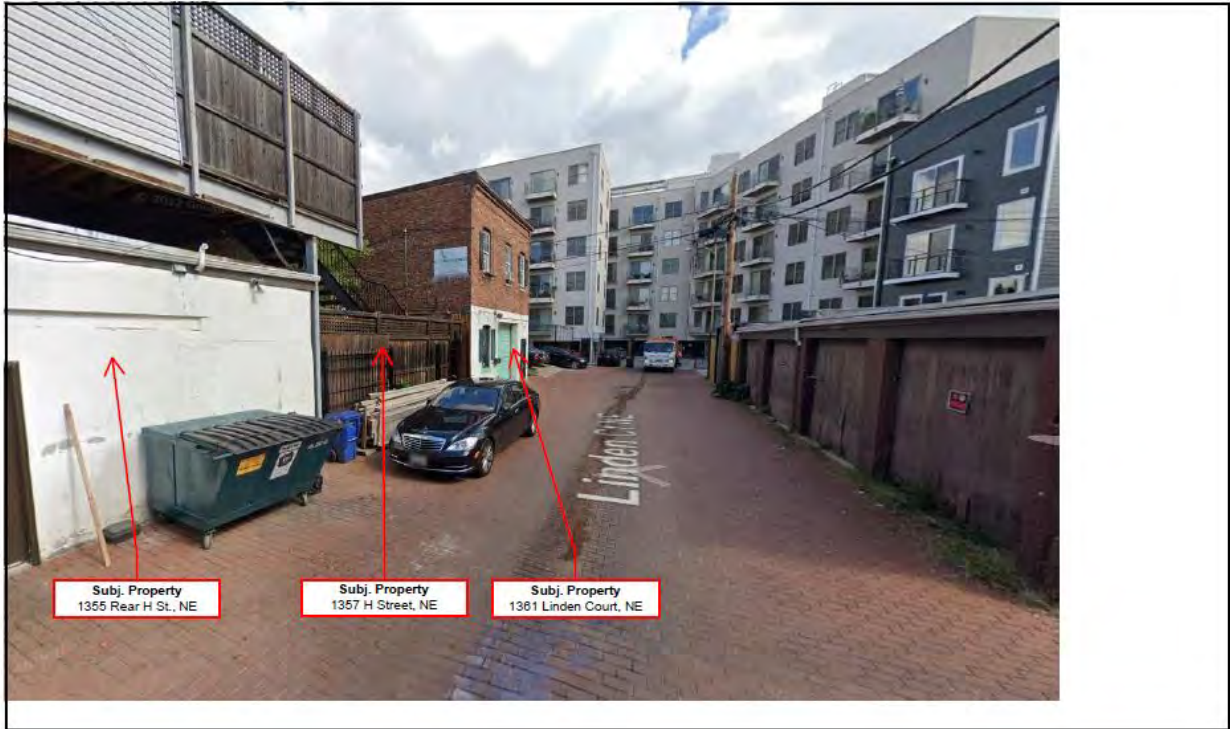
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Consent Agenda



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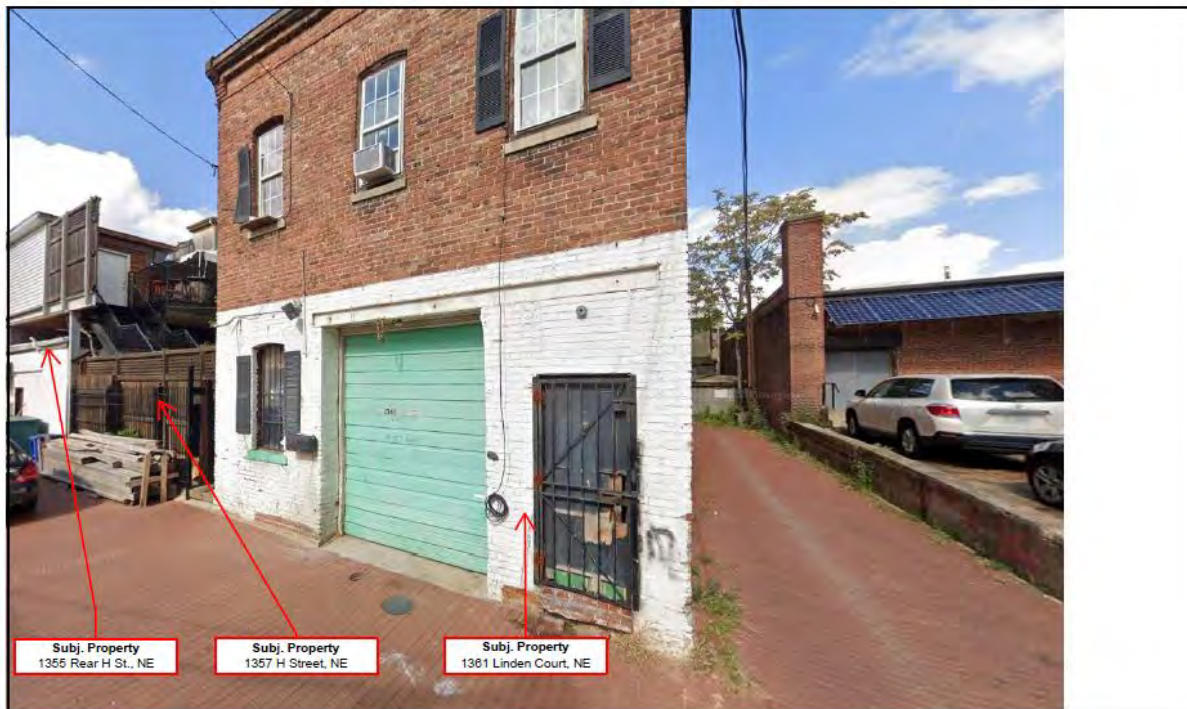
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Consent Agenda



7



8



9



Consent Agenda



BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
0940	0017	RF-1	6A, 6A07

Address of Property: 917 Constitution Ave NE

ZONING INFORMATION

Relief from section(s): E210.1, U301.1

Type of Relief: Special Exception

Brief description of proposed project: SECOND FLOOR ADDED TO EXISTING GARAGE

Present use of Property: RESIDENTIAL CONVERSIONS LESS T

Proposed use of Property: RESIDENTIAL CONVERSIONS LESS T

CONTACT INFORMATION

<p>Owner Information</p> <p>Name: Cheri & Pat DeQuattro</p> <p>E-mail: cheri_stockham@yahoo.com</p> <p>Address: 917 Constitution Ave NE Washington, D.C. 20002</p> <p>Phone No.s: (202)390-5982</p> <p>Phone No. Alternate: (310)779-2626</p>	<p>Authorized Agent Information</p> <p>Name: Eric teran</p> <p>E-mail: eteran@eustilus.com</p> <p>Address: 2800 N Rosser St Alexandria</p> <p>Phone No.s: (202)569-9620</p> <p>Phone No. Alternate:</p>
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WAIVERS

- Solar:**
- Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Owner-occupied dwelling - single dwelling unit or flat, regardless of the number of variances and/or special exceptions	\$325	1	\$325
Grand Total			325

SIGNATURE	Date
Eric Teran	2/8/2025

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001
 (202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

Board of Zoning Adjustment
 District of Columbia
 CASE NO 21282
 EXHIBIT NO.1



Consent Agenda



**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., May 9, 2024

Plot for Building Permit of:
SQUARE 940 LOT 17

Scale: 1 inch = 20 feet

Recorded in Book R.L.H. Page 58

Receipt No. 24-03345

Drawn by: A.S.

Furnished to: **ERIC F. TERAN**

"I hereby certify that the dimensions and configuration of the lot(s) herein depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Eric F. Teran
For Surveyor, D.C.

I hereby certify that on this plot on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-to-line of party wall labeled as such, well as projections and improvements to public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such, all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-to-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or area area map requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application **2407420**;
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also certify that:

- 1) any depiction on this plot, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines, or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have ~~not~~ (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have ~~not~~ (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plot, or to the proposed construction and plans as shown on this plot, that I shall obtain an updated plot from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plot issued by the Office of the Surveyor within the two years prior to the date DCA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depictions on this plot will subject any permit or certificate of occupancy issued in reliance on this plot to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *Eric F. Teran*
Date: 01/13/2025
Printed Name: Eric F. Teran Relationship to Lot Owner: Architect

If a registered design professional, provide license number ARC102915 and include stamp below.

0 10 30 60 100
SCALE: 1:20

BR-24-03345(2024) SHEET 1 OF 2

SQUARE 940

CONSTITUTION AVENUE, N.E.

AREA CALCULATIONS

LOT:	2539 SF
EX. HOUSE:	1214 SF
EX. GARAGE:	422 SF
TOTAL:	1636 SF
	OR 64.4%
PRO. 2ND STORY:	422 SF
TOTAL:	1636 SF
	OR 64.4%

Board of Zoning Adjustment
District of Columbia
CASE NO. 24-020
ENCLOSURE
SHEET 2 OF 2

BR-24-03345(2024)



Consent Agenda



1. VIEW LOOKING S FROM REAR YARD OF 917 CONSTITUTION AVE NE



2. VIEW LOOKING S FROM REAR YARD OF 917 CONSTITUTION AVE NE



3. VIEW LOOKING NW FROM ALLEY



4. VIEW LOOKING NE FROM ALLEY



DEQUATTRO RESIDENCE

917 CONSTITUTION AVE NE, WASHINGTON D.C. 20002

BLUE STAR / DESIGN BUILD

Board of Zoning Adjustment
District of Columbia
SITING PHOTOS
01/09/2025



1. VIEW LOOKING ALLEY LOOKING EAST



2. VIEW LOOKING ALLEY LOOKING WEST



DEQUATTRO RESIDENCE

917 CONSTITUTION AVE NE, WASHINGTON D.C. 20002

BLUE STAR / DESIGN BUILD

SITING PHOTOS | 2

01/09/2025





Consent Agenda



Advisory Neighborhood Commission (ANC) 6A is pleased to invite recipients to apply for grants, administered by the Community Outreach Committee (COC) to fund programs, projects or initiatives of a public nature that directly benefit the residents of ANC 6A.

General Guidelines

- Grants from ANC 6A range from \$1,000 to \$5,000. Organizations are not eligible to receive more than \$5,000 in a single fiscal year.
- A grant request must provide goods and/or services that are public in nature and benefit persons who reside within the ANC 6A Commission area.
- A grant may not replicate services already provided by District government.
- Grant funds must be used for the purpose stated in the grant application/proposal.
- Grants are to be awarded to non-profit organizations, or other certain organizations demonstrating they meet similar criteria with appropriate financial documentation.
- Grant funds cannot be issued:
 - to individuals;
 - to **“for-profit” organizations;**
 - for political activities;
 - for food or entertainment activities or festivals

You can find the official DC Office of ANCs grant form [here](#). If you download the form from the website, it will provide you with a fillable WORD document.

Prior to completing the application, it is important to read the instructions and review the **documentation, reporting and other requirements as prescribed by DC’s Office of ANCs (OANC)**. We would like to highlight a few important obligations here.

- Within 60 days after the grant award is disbursed to the recipient, the grant recipient shall forward to the ANC 6A Treasurer (6a03@anc.dc.gov) and COC Chair (6A01@anc.dc.gov) a Progress Report, including the use of funds, consistent with the grant application approved by the ANC.
- A subsequent Progress Report is due every 90 days (quarterly) until funds are expended and shall be emailed to ANC6A Treasurer and COC Chair.
- A Close Out Report (template contained in the OANC application) is due to the Treasurer and Chair no more than 60 days after completion of the activity for which the grant was provided.



Consent Agenda



- The Progress Reports must include documentation of all expenditures associated with the grant award. This documentation must be either 1) an invoice and a copy of a cancelled check or other proof of payment or, 2) a fully paid receipt.
- The grant recipient should retain copies of all grant-related documents, including reports, invoices, documentation of payment etc. for at least 18 months after receipt of grant funding and will promptly provide duplicate copies to the ANC if requested.
- Failure to comply with the OANC and ANC 6A Guidelines for Grant Awards immediately above may obligate the grant recipient to return some or all of the grant disbursement to ANC6A, to the extent that the DC Office of OANC disallows these expenditures. The grant recipient must return these disallowed funds or cure the cause for disallowance within 21 days of a request from ANC6A.

Grants are accepted on a rolling basis.

- Interested organizations are encouraged to review the applications and reports of previous grant recipients; and to contact the COC Chair, Paul Spires, with questions prior to submitting an application (Spires4DC@gmail.com/(202) 766-4889).
- Email the complete application package to 6A01@anc.dc.gov and 6a03@anc.dc.gov with "ANC 6A Grant Application" in the subject line. Organizations without internet access must make prior arrangements to deliver the application to: ANC 6A Community Outreach Committee c/o Paul Spires, 1116 I Street NE, Washington, DC 20002,

The COC reviews and evaluates grants based on their potential to benefit the residents of ANC 6A. Requests for grants are reviewed at the regular COC meeting, which are held on the 4th Monday of each month.

Applications approved by the COC are forwarded for a vote at the next full ANC Meeting and also may be subject to pre-approval by OANC (**See schedule at ANC6a.org "Community Calendars."**)

An applicant may be required to appear at a COC or ANC meeting prior to full consideration of a grant application.

We look forward to reviewing your submission.



Office of
Advisory
Neighborhood
Commissions

Primary source of advice for Commissioners

Advisory Neighborhood Commission Grant Instructions and Application Form

ANC Grants Overview

Advisory Neighborhood Commissions (ANCs) are hyperlocal bodies composed of elected officials whose primary role is to consider a wide range of policies and programs affecting their neighborhoods. These include traffic, parking, recreation, street improvements, liquor licenses, zoning, economic development, police protection, sanitation and trash collection and the District's annual budget.

Each Commission receives an annual allocation of funds which they may expend “for public purposes within the Commission area or for the functioning of the Commission office, including staff salaries, Commissioner training, property liability insurance, legal expenses for Commission representation by an attorney licensed in the District before an agency, board, or commission of the District government, and nominal refreshments at Commission meetings.”¹ Commissions may expend their funds both directly and indirectly through a community organization, and some have chosen to do so through sponsorships and grants. Regardless of the method or terminology used, the permissible use requirements for ANC funds remain the same.

While the primary function of ANCs is not the issuance of grants, their “expenditures may be in the form of grants . . . for public purposes within the[ir] Commission area.”² Whether through a grant, sponsorship, or any other process, ANC expenditures are limited to the two areas defined in the D.C. Code and the same basic tenets applicable to the more traditional grant process.

While ANCs are not required to give community grants, the D.C. Official Code states that ANC “expenditures may be in the form of grants . . . for public purposes within the[ir] Commission area.”³ The basic rule that applies is that such grants cannot be used for the general support of organizations requesting grants. Most importantly, the funds must promote a **public purpose** “benefit[ing] persons who reside or work within the Commission area.”⁴ The law defines public

¹ See: D.C. Official Code § 1-309.13(l)(1)

² *Id.*

³ *Id.*

⁴ D.C. Official Code § 1-309.13(m)(1)



Consent Agenda



OANC Form 100
(10/17/2023)

purpose as one “that benefits the community⁵ as a whole and is not done for the primary purpose of benefitting a private entity.”⁶

Please review OANC General Guidance No. 2023-006 “Advisory Neighborhood Commission Guidance on Grants, Sponsorships, & Spending for Public Purposes” on the OANC Website for additional information related to permissible uses of ANC Grant funding.

Instructions & Guidelines

- Fill out the application form beginning on page 4 in its entirety. The absence of information will delay review and processing of an application and may result in a rejection of the application.
- Only organizations may make grant requests. The organization must propose to provide services, public in nature, that will primarily benefit persons who reside or work within the granting ANC area. However, the services may not duplicate those already performed by the District government or within the authority of the District government to perform.
- The completed application must be submitted to the ANC and to the Office of Advisory Neighborhood Commissions (OANC) at oancs@dc.gov.⁷ Failure to submit a copy of the application to the OANC will delay review of the application and may result in disapproval of the application.
- The completed application must include the following information by law:
 1. A description of the proposed project for which the grant is requested;
 2. A statement of expected public benefits (please clearly communicate how the funding will primarily benefit the people who live and work in the ANC area issuing the grant);
 3. The total cost of the proposed project, including other sources of funding, if any, with a description of what the expenditures the ANC money will be used for; and,
 4. An accounting by the grantees of the expected overhead costs the grantees will incur in carrying out the grant. No ANC shall provide a grant for which the grantee estimates that the overhead costs would exceed 15% of the entire grant amount.
- Applicants must provide a detailed budget of their project or program clearly identifying how ANC funding will be used.
- The ANC may not award a grant except pursuant to a majority vote of the ANC at a public meeting following a public presentation of the grant request.

⁵ "Community" means those residents who reside within a Commission area. D.C. Official Code § 1-309.01(2)(c)(2B)

⁶ D.C. Official Code § 1-309.13(m)(2)

⁷ See: D.C. Official Code § 1-309.13(m)(2)



Consent Agenda



OANC Form 100
(10/17/2023)

- Payment of grant awards must be supported by documentation, including vouchers, grant request letter or proposal, paid receipts, and minutes of the meeting in which the Commission approved the grant.
- All funds granted must be used in a manner consistent with the grant application approved by the Commission. Within 60 days after a grantee receives the grant award, and every 90 days thereafter during the life of the grant, the grantee must forward to the Commission a statement as to the use of the funds.

NOTE: The OANC is required to maintain a list of prohibited grantees and may disallow grant expenditures by ANCs which provide grants to any past grant recipient on the list that used grant funds contrary to the associated grant agreement!

Examples of Grants That Are Allowed

To Neighborhood civic associations or non-profit organizations, for projects or activities of a public nature that primarily benefit the Commission area.

To Parent Teacher Organizations (PTOs), Charter Schools, or private institutions for community events.

Examples of Grants That Are Prohibited

Awards for non-public purposes or where services are provided for personal gain.

Awards to an agency or program funded by the District government or duplicative of a government service.

Awards where funds will be used to purchase food or entertainment.

Awards directly to DC Public Schools.

Awards supporting fundraisers. ANCs are not permitted to solicit funds. Additionally, the primary beneficiary of fundraisers are the organizations or causes identified as the beneficiary of the fundraiser and not the people who live and work in a Commission area.

Awards to an individual. Such an award does not have to be to a specific individual, but where the beneficiary is a specific individual or group. This includes awards for cash prizes, stipends, or equipment not available for use by the general public.



OANC Form 100 – Advisory Neighborhood Commission Grant Application

1. Date of Application

Click or tap to enter a date.

2. Date of Project or Activity

Click or tap to enter a date.

3. Which ANC is the recipient of this application? Choose an item.

4. Title of Grant or Name of Event/Project

Click or tap here to enter text.

5. Project start date?

Click or tap to enter a date.

Project end date?

Click or tap to enter a date.

6. Applicant Organization Name and Address, and current source of funding

Click or tap here to enter text.

7. Is the organization or group a 501(c)(3)?

- Yes
- No

(If yes, please answer the following questions)

- When was the incorporation date?
- Is the incorporation for profit or not for profit?
- EIN#:



Consent Agenda



OANC Form 100
(10/17/2023)

Please provide a list of board members:

Click or tap here to enter text.

8. Primary Project Contact Name

Click or tap here to enter text.

9. Title

Click or tap here to enter text.

10. Address (if different from above)

Click or tap here to enter text.

11. Telephone

Click or tap here to enter text.

12. Fax

Click or tap here to enter text.

13. E-mail Address

Click or tap here to enter text.

14. Please list prior experience of primary project contact with similar projects.

Click or tap here to enter text.



Consent Agenda



OANC Form 100
(10/17/2023)

15. Description of Proposed Project/Activity (continue on separate sheet of paper if needed)

Click or tap here to enter text.

16. Projected Total Cost

Click or tap here to enter text.

17. Amount Requested

Click or tap here to enter text.

18. Amount of Overhead Costs

Click or tap here to enter text.

19. How are Overhead⁸ Costs calculated?

Click or tap here to enter text.

20. Other Sources of Funding (be specific, provide names/continue on separate sheet)

Click or tap here to enter text.

⁸ Project Overhead refers to the costs of a project that an organization incurs indirectly – also called indirect costs. These expenses cannot be directly attributed to one project, but instead are costs related to running the organization and therefore apply to all projects the organization completes.



Consent Agenda



OANC Form 100
(10/17/2023)

21. Applicants must submit a detailed budget of their proposed project or event. Does your budget clearly identify the purposes for which you are seeking ANC funding?

Yes No

21. Statement of Community Benefit (detailed description of project or activity and how it primarily benefits the people who live and work in the ANC area (continue on separate sheet)

Click or tap here to enter text.

22. Please explain how this project does not duplicate services provided by the DC Government

Click or tap here to enter text.



Consent Agenda



OANC Form 100
(10/17/2023)

23. How will success of this project/event be measured and documented (i.e. number of participants, outcomes)?

Click or tap here to enter text.

24. Are any permits or consents required for this project?

- Yes No

25. If permits or consents are required, have they been obtained?

- Yes No

26. Have you requested an ANC Grant before?

- Yes No

(If yes, please answer the following questions)

- When was the previous request?
- Did the ANC grant or deny the request?
- How much money or in-kind services was requested?



Consent Agenda



OANC Form 100
(10/17/2023)

27. Statement of Good Faith

By signing below, I certify that the information provided in this application is true and correct to the best of my knowledge and belief and understand and agree that I have a continuing obligation to advise the OANC and ANC if there is any change in circumstances. I also understand that use of funds for non-permissible uses may result in the loss of funds to the ANC and that grant funds unused at the end of the project or used contrary to the grant request, must be returned to the ANC.

Signature

Click or tap here to enter text.	Click or tap here to enter text.	Click or tap to enter a date.
(Print Name)	Title	Date

(For OANC/ANC use only)

Date received: _____

Date approved: _____

ANC Vote: _____

Amount Granted: _____

Comments: _____



Advisory Neighborhood Commission Grant Application Checklist

Please review this list to ensure that your Grant Application is complete.

- Did you provide all information requested on the application form?
- Did you include a description of your proposed project?
- Did you include a detailed and itemized budget showing all projected expenses?
- Have you **clearly stated the public purpose** -- how the use of ANC funds will primarily benefit the people who live and work in the ANC area?
- If a recurring event, have you provided supporting documents, including financial statements, newspaper clippings, brochures, etc., in support of the grant application?
- Have you submitted the application to both the OANC (oancs@dc.gov) and the ANC for review?
- Have you scheduled a presentation before the ANC during a public meeting to review and vote on the application?



Office of
Advisory
Neighborhood
Commissions

Primary source of advice for Commissioners

Advisory Neighborhood Commission Grant Closeout Form

GRANT INFORMATION	
Grantee:	Click or tap here to enter text.
Grant Title	Click or tap here to enter text.
Date Awarded	Click or tap to enter a date.
Date Completed	Click or tap to enter a date.
Check #	Click or tap here to enter text.
Statement of Public Purpose	Click or tap here to enter text.



OANC Form 100
(10/17/2023)

Advisory Neighborhood Commission Grant Closeout Form Continued

CHECKLIST		
<input type="checkbox"/>	Completed invoice statement	Complete a list of final expenditures and details about how the grant funds were spent in support of the community
<input type="checkbox"/>	Receipts	Include all receipts for purchases made with grant funds
<input type="checkbox"/>	Photos or other publicity (optional)	Please share materials for promotional purposes with the ANC if you would like them to share your work in the community
<input type="checkbox"/>	Refund	Return any unspent grant funds to the ANC
<input type="checkbox"/>	Copy of all materials to the OANC	Please submit copies of all materials to the OANC in addition to the ANC

Signature

Click or tap here to enter text.	Click or tap here to enter text.	Click or tap to enter a date.
(Print Name)	Title	Date



Advisory Neighborhood Commission (ANC) 6A Grant Progress Report

This form is to be used for 60-day (initial) and subsequent 90-day (quarterly) grant reporting

Within 60 days after the grant award is disbursed to the recipient, the grant recipient shall forward to the ANC a Progress Report, including the use of funds, consistent with the grant application approved by the ANC. After the 60-day report, a report is due every 90 days (quarterly) until funds are expended. The 60-day and subsequent reports to the ANC must include documentation of all expenditures associated with the grant award. This documentation must be either:

- 1) an invoice and a copy of a cancelled check or other proof of payment
- 2) a paid receipt.

1. DATE OF THIS REPORT

2. DATE OF ORIGINAL RECEIPT OF FUNDING

/ /	/ /
-----	-----

3. RECIPIENT ORGANIZATION NAME AND ADDRESS

--

4. NAME OF PERSON COMPLETING THIS REPORT

5. TITLE

--	--

6. TELEPHONE

7. EMAIL

() -	
-------	--

7. GRANT NAME/ VERY BRIEF DESCRIPTION OF PROPOSED PROJECT/ACTIVITY

--

8. AMOUNT OF FUNDING RECEIVED FROM ANC6A

9. TOTAL AMOUNT EXPENDED AS OF THE DATE OF THIS REPORT

\$	\$
----	----

10. AMOUNT OF FUNDING EXPENDED SINCE LAST REPORT (NOTE: RECEIPTS OR OTHER ACCEPTABLE PROOF OF PAYMENT MUST BE ATTACHED IF NOT PREVIOUSLY SUBMITTED)

\$	\$
----	----

11. BRIEFLY SUMMARIZE ALL GRANT RELATED EVENTS OR ACCOMPLISHMENTS TO DATE (PLEASE FEEL FREE TO ATTACH PHOTOS)

--

12. HOW MANY PEOPLE HAVE PARTICIPATED IN OR BENEFITED FROM THE GRANT FUNDED PROGRAM, AS OF THIS DATE?

# ADULTS	# CHILDREN
----------	------------

SIGNATURE OF PERSON COMPLETING REPORT:

DATE:

PLEASE SEND THIS REPORT WITH ALL PROOF OF PAYMENTS TO THE FOLLOWING TWO EMAILS:

- 6A03@ANC.DC.GOV
- ANC6APACKAGE@OUTLOOK.COM



TO: ANC6A
 FROM: Roberta Shapiro, Commissioner 6A03, Treasurer
 Date: April 3, 2025
 Subject: Treasurer’s Report for April 2025 ANC Meeting

Current Financial Status

1. As of the end of March 2025, the ANC 6A balance at NCB was \$33,309.53 up from an opening march balance of \$20734.68.
2. The March 31 cash balance included:
 - 2.1. an on-time and unencumbered Q3 allotment of \$4624.95, and
 - 2.2. a previously withheld Q1 allotment of \$4624.95
 - 2.3. A previously withheld Q2 allotment of \$3624.95 which was debited \$1000 for the disallowed Guerilla Gardeners grant from 2024.
3. This NCB cash balance, adjusted for recently issued checks aligns with the OANC “available funds” balance with a difference of \$1, assumed to be rounding error.
4. With all known pending payments made for obligations incurred in March 2025, **as of April 3, 2025**, the ANC’s financial Status is estimated as follows.

March 1 OANC Opening Balance		\$20734.68
Payments for Services (Cleared)		
		-300
		-846.19
		-75
Payments for Services Uncleared		
		-275
		-846.19
Q1 Allocation Restored/ Deposited		4624.95
Q2 Allocation Restored Deposited		3624.95*
Q3 Allocation / Deposited		4624.95
Est Total Checking Funds After Deposits and Check Clearing as of April 3, 2025		\$31,267.15

*OANC has disallowed a 2024 grant for \$1000, which resulted in the diminishment of the Q2 Allotment. In addition,

5. ANC 6A has a checking account balance of \$100.05
6. **Action Required: Review and approval of attached Q2 QFR Report**



7. FISCAL YEAR 2025 OPERATING PROJECTIONS

Based on operating expenses incurred to date, and projected for the remainder of the fiscal year, ANC6A is expected to have a \$1953 operating deficit. This projection includes Q1 grants disbursed and the \$1000 allotment withholding by OANC but *does not* include any additional grant funding or other major expenses.

Personnel	-13179
Communications	-4774
Previous Grants	-1000
Misc.	-500
Total Exp	-19453
Total Rev	17499
Operating Gain/Loss	-1953



ANC 6A Monthly Treasurer's Report

March 2025

Opening Report Balance:	\$20,733.68
Closing Report Balance:	\$32,112.34
<i>Change:</i>	<i>\$11,378.66</i>

Transactions

Check/Dep †↓	Date †↓	Payee/Payor	Cat †↓	Income	Expense
	2025-03-03	Anna Tsaui	7		\$300.00
	2025-03-03	Irene Dworakowski	7		\$846.19
	2025-03-03	Irene Dworakowski	7		\$75.00
	2025-03-07	DC OANC	D-A	\$4,624.95	
	2025-03-07	DC OANC	D-A	\$3,624.95	
	2025-03-24	DC OANC	D-A	\$4,624.95	
	2025-03-31	Anna Tsaui	7		\$275.00



ANC 6A Quarterly Financial Report FY25 Q2

Balance Forward (Checking)		\$19,171.03
Receipt		
Allotment	\$12,874.85	
Interest	\$0.00	
Deposit Other	\$1,562.65	
Transfer from Savings	\$0.00	
Total Receipts		\$14,437.50
Total Funds Available During Quarter		\$33,608.53
Disbursement		
1. Personnel	\$0.00	
2. Direct Office	\$0.00	
3. Communications	\$0.00	
4. Office Supply	\$0.00	
5. Grants	\$0.00	
6. Local Transportation	\$0.00	
7. POServ	\$1,496.19	
8. Bank Fees	\$0.00	
9. Other	\$0.00	
T-O. Transfer to Savings	\$0.00	
Total Disbursements		\$1,496.19
Ending Balance: Checking		\$32,112.34
Ending Balance: Savings		\$0.00



Committee Reports Community Outreach Committee (COC)



January 2025 ANC 6A COC Meeting
January 27, 2025

In attendance:
Clare Dougherty
Melissa Rohan
Ashley Blake
Stephen Kolb
Keya Chatterjee
Paul Spires

Committee Chair Paul Spires called the meeting to order and led an icebreaker activity on favorite movies.

Chair Spires made announcements regarding Sunday morning neighborhood clean-ups and invited **participants to join the WhatsApp group for the People’s Front of H Street, which he shared was a useful communication channel.**

Chair Spires recognized former ANC 6A Vice-Chair Keya Chatterjee, who took the group through a discussion of an organization that she co-founded, Free DC.

Building upon the legacy of Julius Hobson and the passage of DC Home Rule in 1973, Free DC is an organized movement to push back on the authoritarian tactics of the Trump Administration and allies in Congress who seek to weaken the independence of and asset authority over the District of Columbia.

Keya discussed the “Gathering Strength” strength phase of this work; outlined models of power and supporting pillars; the use of fear and chaos to destabilize communities; and the need to come together to build relationships and resist these tactics.
She outlined three tools to push back: protest, non-cooperation and alternative cooperation, to maintain **DC’s agency and freedom.**

Keya offered various ways to get involved with Free DC. Join their Ward 6 signal channel; sign up to host a house party; join the meeting on Thursday evening January 30th at Solid State books on H Street; go to freedcproject.org and sign up. Committee members asked questions about engaging Council members and our Congressional representative. Gail mentioned the importance of tying the Free DC agenda to the DC Statehood movement, which enjoys broad support across the District.

Next, Chair Spires took the committee through a discussion on frequency of meetings. It was decided that the meetings would remain on a monthly schedule.

Melissa Rohan, founder of H Street Sweet H Street, related blogs and podcasts provided a variety of ideas regarding rejuvenation of H Street. She mentioned that while she has organized monthly street cleanings along H Street, she cannot do this work alone and would welcome support from others in the community.

Ms. Rohan also suggested “Done in a Day” projects, which would include asking landowners on H Street which sort of improvements/repairs/upgrades they need and then work with Home Depot, Lowes and Costco to donate related supplies and items to help get the projects done.
Melissa also shared an idea for community members to take on/adopt different tree boxes for beautification, flower planting, etc. Gail suggested that rat abatement could be an issue and Melissa



Committee Reports Community Outreach Committee (COC)



responded that whoever takes on the responsibility of caring for a tree box would need to ensure they are rodent free and safe/healthy for the community.

Ms. Rohan noted that she has been involved with the Cherry Blossom Festival in DC for over a decade. She sees potential for the H Street community to benefit from some sort of Cherry Blossom activation, which the National Cherry Blossom Association would be happy to promote across their significant communication channels. She would like to get local businesses involved, but they need a vision to rally **around. Gail suggested possible outreach to Charles Allen's office to see if they would like to support the effort.** Perhaps businesses could have sidewalk tables, sales etc.

Ms. Rohan went on to discuss issues related to local crime and the potential for Charles Allen and the police to meet at a local home with constituents to discuss crime, as she sees a gap between the people who live in the area and those that are charged with protecting them. Clare mentioned block parties organized by MPD on 13th Street, engaging families right around Maury Elementary and in the neighborhood.

Committee member Ashley Blake went on to lead a conversation about the importance of the preventative approach when it comes to addressing crime. She suggests that communities rely less on MPD.

She suggested the following strategies:

1. Hindsight - better understand the origins of the police
2. Insight - she suggested that statistics indicate policy doing harm through surveillance and discrimination
3. Foresight - Align with a policy abolitionist approach, working to achieve public safety through a restorative justice model.

Ms. Blake raised the idea of divesting some police resources and reallocating them. She emphasized that this is the start of a conversation and that she would like to continue to discuss Communities of Care and an Abolitionist Framework. Chair Spires committed to future discussions on the topic at committee meetings.

The meeting went overtime, so Chair Spires adjourned the meeting.



Committee Reports
Community Outreach Committee (COC)



March 2025 report not submitted.



Committee Reports Alcoholic Beverage and Cannabis (ABC)



March 2025 report not submitted.

Minutes ANC 6A Transportation & Public Space Committee Meeting Monday March 17, 2025 at 7:00 pm Virtual Meeting via Zoom

- I. Meeting called to order at 7:03 pm.
- II. Introductions & Announcements. Committee members present: Patrick Bloomstine (Chair), Jeff Fletcher, Mark Sussman, and Shaun Lynch. Commissioners present: Dave Wethington (6A05/Chair 6A ANC)
- III. Old Business
 - a. West Virginia Avenue NE
 - i. Chair Bloomstine noted that a neighbor had reached out with continued concerns about the volume and speed of traffic on this stretch of road.
 - ii. Committee member Lynch relayed that DDOT had done a traffic study and there is a planned signal installation to help with queueing at the intersection of K Street/8th Street/West Virginia Avenue NE. At one point there was consideration of a plan to turn West Virginia Avenue to one way in a northeast direction. ANC 6A sent a letter requesting this along with a speed hump which was installed, but it is very shallow and is not a serious obstacle to traffic on the road. He believed that speeding happens going outbound, but the idea would be that adding a bike lane would constrict the road and force drivers to slow down. The issues occur because of driveway curbcuts on the north side of the street. He also noted that a lot of southwest bound cars divert down 9th Street to bypass the three-street intersection.
 - iii. Committee member Sussman noted that the pavement is very cracked and bumpy which committee member Lynch did note has been slowing some traffic down.
 - b. Scott Price from Capitol Hill Village presented an update from their Sidewalk Safety Team
 - i. Members identified it as a serious problem
 - ii. Statistics show that sidewalk repair time takes much longer than road repair generally takes.
 - iii. **CM Allen's office was able to budget \$5 million to sidewalk repair.**
 - iv. DDOT attempted to conduct an assessment of all sidewalks in DC in 2023.
 - v. Ward 6 has the second highest number of fair, poor, and very poor rated sidewalks in the district.
 - vi. The sidewalk safety team from Capitol Hill Village testified about sidewalk safety at the DDOT oversight hearing in February.
 - vii. The presentation is attached to these minutes for further information.



Committee Reports Economic Development and Zoning Committee



- viii. **Mr. Price asked for the committee's help finding people's stories on sidewalk safety issues which can help with policy going forward.**

IV. New Business

a. Open Streets Capitol Hill.

- i. This is slated to occur on Saturday June 28, 2025 taking place mostly in 6B but running through Lincoln Park from 9:00 am to 3:00 pm.
- ii. Committee member Sussman suggested that the ANC request a tent through the Commissioners. The ANC could run a table with information and other fun items.
- iii. Chair Bloomstine pointed out that this will be exciting to extend the open streets of Eastern Market into the greater Capitol Hill neighborhood.

b. DDOT Sidewalk Permit for 1001 H Street NE

- i. The committee was not able to access this permit prior to the meeting so were unable to provide comment in the TOPS system.
- ii. Committee member Lynch did note that there was a similar application at Pursuit Wine Bar on the same block and that there was plenty of room on the sidewalk to have some **seating if Ben's Chili Bowl chose to do so.**

V. Community Input

- a. Committee member Lynch raised an issue with steel plates in the road on 10th Street NE that have been there for a year and have shifted in the asphalt causing a potential serious safety hazard. Chair Bloomstine agreed to reach out to DDOT about the safety issue.
- b. Committee member Sussman encouraged everyone to save the date for April 26, 2025. Capitol Hill Family Biking riding on Florida Avenue and West Virginia Avenue with a party at Lincoln Park at the end.

VI. Meeting adjourned at 7:36 pm EDT.



Update from the Capitol Hill Village Sidewalk Safety Team (SST)

Contents

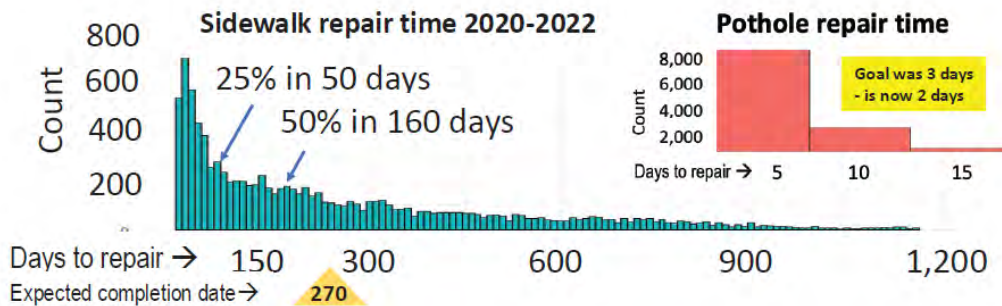
1. Old news
2. Since we last met
3. Summary of CHV / CHRS testimony at DDOT oversight hearing
4. DDOT 2023 survey of sidewalks
5. The 'asks'
 1. Pictures and addresses of asphalt sidewalk patches
 2. Sidewalk injury stories
 3. Sidewalk paloozas

1



Old News

Spring 2023 survey by ANCs 6A,B,C & CHV:
263 injuries in the prior two years due to falls on public sidewalks.



Incorporated CHV's goals into ANC testimony for DDOT oversight hearing
- Feb 13, 2024 ANC6B - Feb 14, 2024 ANC6C

Thanks for your support!!

2



Since we last met ...

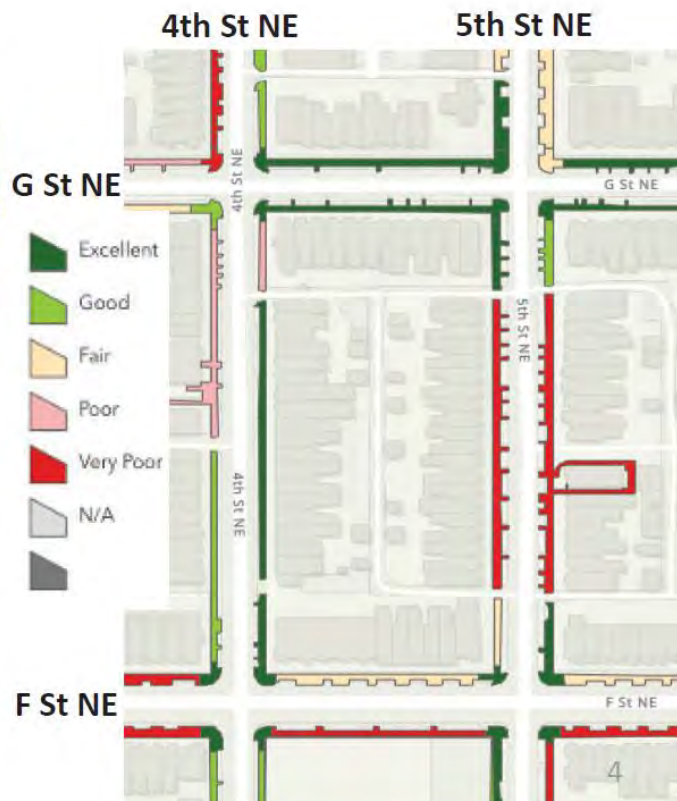
1. CM Allen’s transportation committee moved \$5M from street paving to sidewalk repair for FY25
2. Not clear how DDOT used the money
3. SST received a Brickie Award

3

New news

DDOT 2023 Sidewalk Condition Assessment

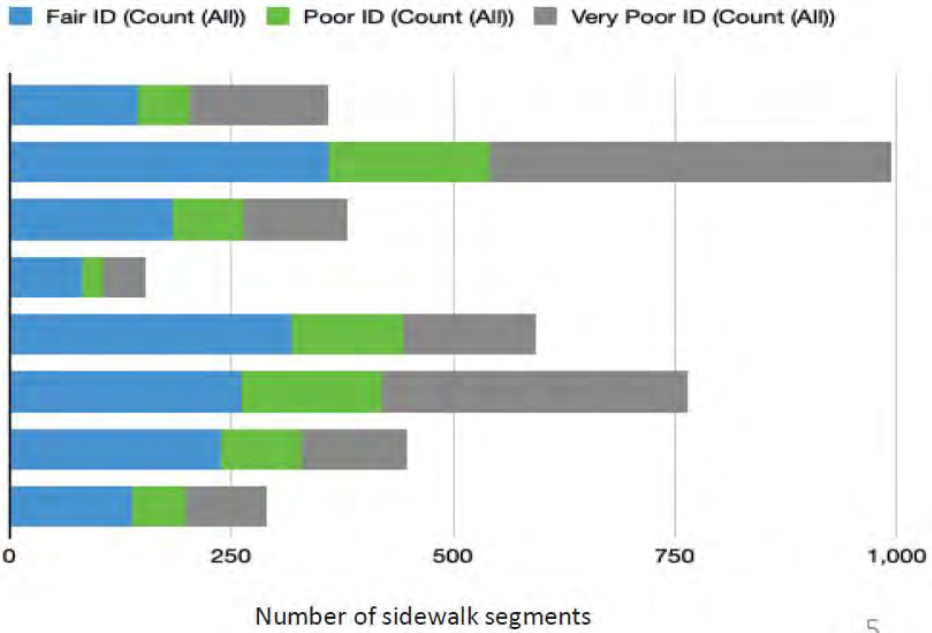
<https://www.arcgis.com/apps/mapviewer/index.html?layers=c2a15ac84c2145589f0ec965cad23d23>





DDOT 2023 Sidewalk Condition Assessment

For sidewalk segments rated fair, poor, or very poor the number of sidewalk segments in each WDC Ward in each condition category

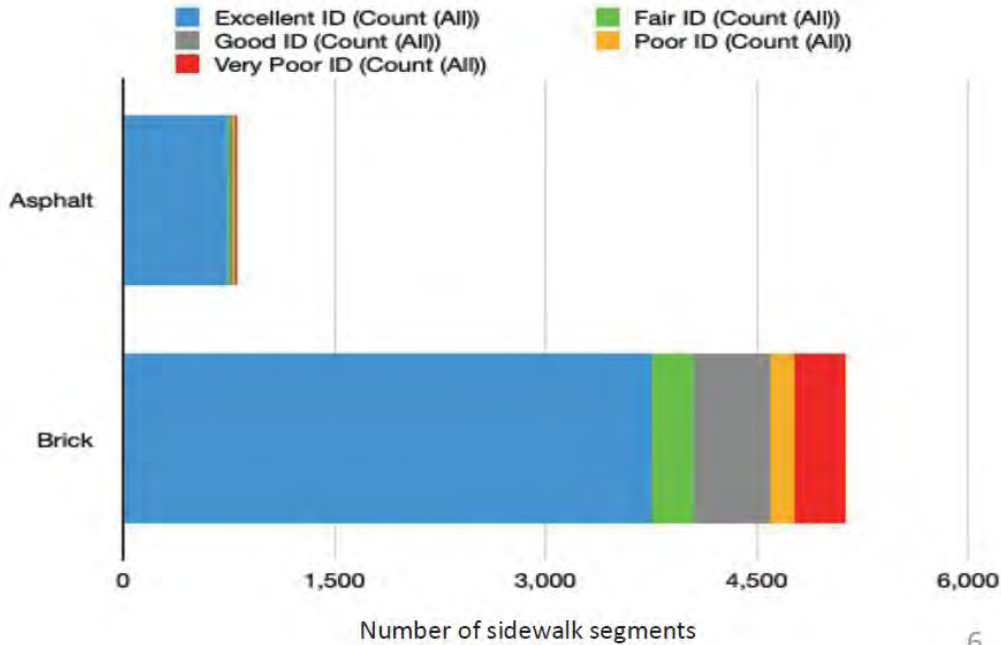


5



DDOT 2023 Sidewalk Condition Assessment

For asphalt and brick pavement types, the number of sidewalk segments of each condition



6



Summary of SST testimony at Feb 5 DDOT hearing

1. Poor sidewalks are a public health problem-- People are being hurt
2. DDOT should update the 2009 pedestrian plan like other major cities
3. DDOT should capture data about sidewalk injuries
4. DDOT performance appears to be improving



5. DDOT should change target for sidewalk repairs from 1 year to 60 days
 1. Target for street potholes is 3 days, or perhaps 2 days
6. DDOT should experiment with alternate means to build brick-appearing sidewalks
 1. Brick in concrete.
 2. Poured and stamped brick-looking concrete
7. Endorsed both by CHV and CapHill Restoration Society

7



The “Asks”

1. Asphalt patches
 1. Utilities patch sidewalks after repair work ...
 2. ... and the patches can remain for years, deteriorating
 3. Can't find anybody in DC that cares about trend
 4. Ask for help to get pictures with addresses
2. Stories about sidewalk injuries
 1. A lot of SST testimony focuses on data
 2. Get good response from stories also.
 3. Ask for help to get stories
3. Sidewalk paloozas
 1. Local event to
 1. Identify sidewalk hazards
 2. Raise awareness about sidewalk problems
 2. 2024: twenty ANC Commissioners and community activists
 1. Only one in Ward 6
 3. Ask to sponsor paloozas

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Committee Reports
Economic Development and Zoning Committee



Minutes

ANC 6A Economic Development & Zoning Committee
7:00 - 9:00 pm, March 19, 2025
Virtual Meeting via Zoom

Attending:

Committee members: Becca Buthe, Mike Cushman, Ziad Demian, Russ Greenfield, Joal Mendonsa
Commissioners: Paul Spires (6A01), Mike Velasquez (6A02), Dave Wethington (6A05)

7:00 pm Welcome/Introductions

7:01 pm Resolution of previously heard cases (None)

7:05 pm Old Business

7:12 pm New Business

Old Business:

1355-1359 H Street, NE (BZA #21254)

To combine five lots (2 facing H Street NE, 3 facing alley) and convert to a retail and eating and drinking establishment use an existing, semi-detached, mixed-use building in the NMU-4/HA and MU-4 zones.

Comments/Discussion:

- Discussed during the last meeting in January 2025- nothing has changed, but some confusion on what special exceptions they actually need.
- Support the same BZA numbers with no changes.
- Mike Velasques - did a walk along H Street yesterday - wanted clarity on which properties are included? Two properties facing H Street and three facing the alley.

Motion:

- ANC 6A send a letter of support for the project as presented to the BZA with any associated special exceptions or variances.
- Passed unanimously.

New Business:

917 Constitution Avenue, NE (BZA #21282)

To construct a second story addition to a detached garage, in the rear of an existing, attached, two-story plus cellar, principal dwelling unit in the RF-1 zone.

Presentation: Eric Teran presented on behalf of owners, showed renderings and shadow study.

- Requesting two reliefs - first time for this type, it is all by right.
- Any addition to accessory structure and lot relief (60% is limit and they are at 64%)
- They have letters from neighbors.
- Went through HPRB and was approved by staff.

Comments/Discussion:

- This will not be a rental because they already have the basement as a unit and they are only allowed two units on the property.
- Steps to the roof but you do not see a roof top deck? There is no deck, they were actually old images.
- Is there a photograph facing south across the alley? Has consideration been given to the windows being altered for privacy concerns? Privacy is an item to be considered in a special exception. They can make the windows more horizontal.



Committee Reports Economic Development and Zoning Committee



- Gail Sullivan (community member) - Is the goal for the whole block to have additions for every house? Response - not sure, Eric was only hired for this house. Each decision is an owner-by-owner developer decision.

Motion:

- ANC 6A send a letter of support to BZA for this case and any associated special exceptions provided the stairs to the roof are not constructed and that it is intended to be used by the owner and not as a rental.
- Passed unanimously.

901 H Street, NE (ZC 10-03E)

Informational presentation for proposed fast casual restaurant.

Presentation: Jessica Bloomfield (lawyer) presented, joined by Larry Spott as a representative of the owner.

- They want a zoning change for a fast casual restaurant. It is a ground floor unit of the Avec on H St.
- Property approved as PUD originally - NMU. PUD approved in 2010 for mixed use building, 419 units and ground floor retail. Approval was extended twice and it was constructed after that. 2020 had modification of PUD for a veterinary hospital use.
- **Fast casual to locate in vacant ground floor retail. It is technically “fast food.” The definition is because you purchase food before sitting down - “fast food” is only permitted by special exception.** Restaurant uses are allowed by right.
- There would be no changes to the exterior buildings, it would fill a vacant spot.
- They believe they meet the legal standards easily. Type of application they would file (after this meeting) is a modification without hearing. Presented all of the special use conditions and provided the justification/compliance for these.

Comments/Discussion:

- How long has it been vacant? Since construction - in 2020.
- Have they approached other businesses or restaurants to fill this spot? Yes they have been marketing since before it was complete. Soft retail, restaurants, there was a grocery store that was supposed to go in, but that fell through.
- Why change zoning for the entire property versus a portion of the property? There are other QSRs that are interested and they do not want to keep going through this lengthy process.
- Are they interested in doing more fast casual on the ground floor of Avec? Yes - it is what the customer and community wants.
- Nash and Smashed is the restaurant - 15% takeout, but goal is mostly sit down.
- What if we have a sunset after this restaurant? So that in case it does not make it, we do not get a McDonalds or a large chain fast food restaurant like this.
- This is part of a larger discussion in the zoning office with the City now - there are many property and business owners who are also seeking this type of change/relief.
- Would it be possible to include a definition of chain restaurant and having that be the distinction rather than where food is paid for? They do not want to prevent chains like Cava or others that do have national footprints.
- Have there been concerns from families about trash or later hours of businesses? No issues.
- Procedural and timing application - they could get on the zoning commission and meeting agenda in April.



Committee Reports Economic Development and Zoning Committee



Motion:

- Send a letter of support regarding 901 H Street **provided the ANC's concerns are attached to any** associated restaurant in application for the zoning change.
- Passed with one nay so it will not go on the consent agenda.

The meeting was adjourned at 8:12 pm.

Next scheduled EDZ meeting is April 16, 2025.



New Business



Suggested Motion: ANC 6A send a letter to the DC Council, Department of Buildings and Office of Tax and Revenue to request statutory and administrative remedies to what we **believe is a serious loophole in DC's efforts to return vacant storefronts to occupied status** which will increase safety, tax revenues and the overall vibrancy of our City.



April __, 2025

Members of the City Council of the District of Columbia
Brian J. Hanlon, Director, Department of Buildings
Keith J. Richardson, Deputy Chief Financial Director, Office of Tax and Revenue

Dear City Council Members and Directors:

At a regularly scheduled and properly noticed meeting¹ on April 10, 2025, at which a quorum was present, our Commission voted X-0-0 to send this letter to you requesting statutory and administrative remedies to what we believe is a serious loophole in DC’s efforts to return vacant storefronts to occupied status which will increase safety, tax revenues and the overall vibrancy of our City.

Specifically, there are too many loopholes allowing landlords to avoid having empty storefronts that are not formally classified as “vacant” and therefore are not subject to higher tax rates, abatement costs, and other City interventions.

If we understand the current law correctly, the current statute greatly impedes when an empty storefront can be declared “vacant.” For example, if a landlord has five (5) contiguous storefronts and combines them into a single tax lot, and if, four (4) of the five storefronts are empty, none of the four empty stores can be defined and taxed as “vacant” because one of the five is filled. Similarly, if all five were empty, but even one apartment above any of the stores is filled, none of the property cannot be declared “vacant.” So, as a result of this statutory loophole, we have a large number of empty (some of which also are blighted) commercial properties in our community that do not meet the statutory definition of “vacant”. And accordingly, the City has no real mechanism to push for the properties to be filled/rehabbed.

As an alternative, we have modeled just on the hypothetical alternative which takes a proportional approach to formally declaring properties “vacant” and subject to higher taxes. That is, if 20% of the total building is empty street scape property, 20% of the appraised value would be taxed at the vacant rate. This hypothetical also offers a process for proportional rebating some of the vacant property excise taxes if the proportion empty decreases from year to year. A four-year run out of the model is included in the table below. There are clearly other ways to approach this issue. Instead of the rebate, the vacant property tax could start low and increase each year as long as it was proportional rather than dichotomous. However, what is key, is the ability to declare and tax *a portion* of a property that includes empty storefront(s).

In summary, we firmly believe that we need a prompt legislative fix that would recognize more street front commercial property as “vacant” and therefore subject to vacant tax rates. We look forward to your responses and ask that your take these suggestions with “great weight.

¹ ANC 6A meetings are advertised electronically on anc-6a@googlegroups.com, and newhilleast@groups.io, at www.anc6a.org, on Twitter (@ANC6A) and through print advertisements in the Hill Rag.



New Business



Thank you for giving great weight to the recommendations of the Commission. I can be contacted at 6A05@anc.dc.gov and Commissioner Roberta Shapiro at robertafor6a03@gmail.com .

On behalf of the Commission,

Dave Wethington Chair,
Advisory Neighborhood Commission 6A



New Business



Use	#	Appraised Value	Sq Ft Tot	% Empty Yr 1	Sq Ft. Empty Yr 1	% Empty Year 2	Year 2	% Empty Year 3	Sq Ft. Empty Yr 3	% Empty Year 3	Year 3	4 Year Tax Total
Total Units	25	2000000	25000	1								
Apartment	20		20000	na	na	na	na	na	na	na	na	1000
Commercial	5		5000	0.2	4000	0.15	3000	0.05	1000	0.05	1000	
Tax at Regular Rate (%*\$1*c3)					16000		17000		19000		19000	
Tax at Vacant or Vacant Blighted Rate (%*\$5*c3)					20000		15000		5000		5000	
TOTAL TAX W/VACANT PENALTY					36000		32000		25000		25000	118000
Refill Rebate Based on Vacant Rate Change					0		-5000		-10000		0	
TOTAL TAX W/ VACANT PENALTY AND REFILL REBATE					36000		27000		15000		25000	103000
Total Tax without Vacant Property					20000		20000		20000		20000	80000