



District of Columbia Government
Advisory Neighborhood Commission 6A
Agenda for September 11, 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/84334290250>

Call-in Number: +1 301 715 8592

Webinar ID (access code): 843 3429 0250

One tap mobile: +13092053325,,84334290250#

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 Presentation Sherwood Recreation Center - Robert Robinson, Recreation Manager	
7:15 pm	Consent Agenda Economic Development and Zoning (EDZ) Recommendation: ANC6A send a letter to BZA in support of a special exception to construct a new, detached, two-story, accessory dwelling unit in the RF-1 zone at 628 15 th Street NE; Square 1051, Lot 0113. (BZA 21349) Hearing Date: 10/08/2025 Recommendation: ANC6A send a letter to BZA in support of a special exception to add a front porch to an existing single-family dwelling in Zone RF-1 at 916 D Street NE (Lot 83 Square 937) (BZA Case # Pending)	pg. 23
7:20 pm	Officer Reports 1. Accept Treasurer's Report. 2. Approve FY2026 Budget Plan.	pg. 53
7:30 pm	Standing Committee Reports: Community Outreach (COC) 1. Accept May 2025 committee report. 2. No report. Committee did not meet in July 2025. 3. Next meeting: 7:00 pm, September 29, 2025 (4 th Monday) - In-person meeting -1207 H Street NE.	pg. 57
7:35 pm	Alcohol Beverage and Cannabis (ABC) 1. Accept May 2025 committee report. (No report submitted.) 2. Accept June 2025 committee report. 3. Next meeting - 7:00 pm, September 23, 2025 (4 th Tuesday)	pg. 58
7:40 pm	Transportation and Public Space (TPS) 1. Accept July 2025 committee report. 2. Next meeting - 7:00 pm, September 15, 2025 (2nd Monday; usually 3rd Monday)	pg. 70
7:45 pm	Economic Development and Zoning (EDZ)	pg. 74



District of Columbia Government
Advisory Neighborhood Commission 6A
Agenda for September 11, 2025



1. Accept July 2025 committee report.
2. Recommendation: ANC 6A send a letter to BZA in support of a special exception to construct a penthouse with roof deck to an existing, semi-detached, two-story plus basement, principal dwelling unit at 828 12th Street, NE in the RF-1 zone. (BZA 21352) The proposed project would remove a turret to allow for the remodeling of the residential property. Hearing date: 10/22/2025).
3. Next meeting - 7:00 pm, September 17, 2025 (3rd Wednesday)

8:00 pm New Business pg. 102

Suggested Motion: ANC 6A send a Resolution to the DC Council condemning federal overreach in the District of Columbia.(Shapiro)

Suggested Motion: ANC 6A send a letter to DC Council regarding a review of the DC Alcohol and Cannabis Laws and Regulation (Velasquez/Shapiro)

Suggested Motion: ANC 6A send a Resolution to the DC Council to advance legislation requiring immigration enforcement and other law enforcement deputized to perform immigration enforcement functions to display their surnames and prohibit the use of non-medical face coverings.

Suggested Motion: Request for an Entertainment Endorsement inside the premises only.
Tiffany's Bar and Bistro, 709 H Street, N.E. (Velasquez)

Suggested Motion: New **Class "C"** License, Nanglo, 1301 H Street NE, Unit C-1 (Velasquez)

Suggested Motion: New **Class "C"** License, 618 Productions, 1353 H Street, NE, Unit C-1 (Velasquez)

Suggested Motion: High Class DC, 1320 H Street NE. The proposed medical cannabis facility with approximately 880 square feet of space will provide cannabis flowers, cannabis concentrates, and a line of edible products and home delivery services to registered patients in Washington, D.C. The applicant is requesting a delivery endorsement. (Velasquez)

8:45 pm Single Member District reports (2 minutes each)

8:55 pm Community Comments (2 minutes each)

9:00 pm Adjourn



Advisory Neighborhood Commission 6A Meeting Minutes - July 10, 2025



Advisory Neighborhood Commission (ANC) 6A Minutes Virtual Meeting via Zoom July 10, 2025

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

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. Commissioner Wethington moved and Commissioner Amber Gove seconded the motion **to amend the agenda to move an item on the consent agenda regarding Tiffany's Bar and Bistro** to the ABC committee report and to move an item on the consent agenda regarding a letter of support for a DC Commission on the Arts and Humanities grant to COC committee report. The motion passed 7-0. The minutes for the ANC June 2025 meeting were accepted subject to any minor or technical corrections approved by the Secretary. The agenda for the July 2025 meeting as amended was accepted by unanimous consent.

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

Community Presentation

School Within School @ Goding Leaks in the Basement Project - Andrew Walker, DCPS
Mr. Andrew Walker from DCPS shared information on a project to waterproof the foundation wall on the south side of SWS Goding due to persistent and historical water intrusion. The goal is to start in early August and end before November; the playground will not be usable during the project but almost everything will be returned as-is. Neighbors will experience noise and construction traffic as well as limited sidewalk access and no parking Mondays through Saturdays on the north side of F Street NE.

Consent Agenda:

The following items were adopted by unanimous consent:

Alcohol Beverage and Cannabis (ABC)

- ANC6A send a letter supporting the renewal of a Class C multipurpose license with Cover Charge, Dancing, Entertainment, and Summer Garden endorsements at Gallery O on H at 1354 H Street NE (ABRA-094849) and that the ANC update the settlement agreement.
- ANC6A send a letter supporting the renewal of a Class C restaurant license Entertainment and Sidewalk Café endorsements at Fresca Taqueria 701 H Street NE (ABRA-132365)
- ANC6A protest the application for a retail Class B Beer and Wine at B & B Convenience and More at 1447 Maryland Avenue NE (ABRA-132583) unless a settlement agreement is reached and that the ANC6A Chair and Vice-Chair and the ABC Chair represent the ANC in this matter.



Advisory Neighborhood Commission 6A Meeting Minutes - July 10, 2025



- ANC6A send a letter to ABRA requesting clarification that the proposed location for Proper Exotic at 313 8th Street NE is not in violation of the proximate requirements of the specific nearby establishments that cater to children/minors.

Transportation and Public Space (TPS)

- ANC6A send a letter to DDOT requesting speed bumps in the Atlas Court alley between 11th and 12th Streets NE.

Officer Reports:

1. The July 2025 **Treasurer's report** submitted by Commissioner Roberta Shapiro reviewed the expenditures accrued in June: \$846.19 for webmaster services, \$275.00 for notetaking, and \$102.06 for a banner used for the first time at the Open Streets event. The opening uncommitted funds available on June 1 were \$30,144.96. After accounts payable, the closing available checking balance is \$28,921.71. The savings account has a balance of \$100.05. The quarterly allotment of \$4,625.95 was received without any requests for additional **documentation. The Treasurer's report was approved by unanimous consent.**

Standing Committee Reports:

Community Outreach (COC)

1. The May committee report was not submitted.
2. The June 2025 committee report was accepted by unanimous consent subject to any minor or technical corrections approved by the Secretary.
3. Commissioner Wethington moved and Commissioner Paul Spires seconded the motion that ANC6A send a letter of support to the DC Commission on the Arts and Humanities for a public arts initiative along H Street NE within the boundaries of ANC6A. The grant would come from the DC Commission on the Arts and Humanities to support H Street Main Street; the organization uplifts communities through art. Specifically, the grant would go towards replacing 140 aging metal banners, wrapping 18 traffic and streetcar boxes, replacing unfinished murals and adding new ones, and adding creative, vibrant, and improved crosswalks. The community would benefit from beautified shared spaces and minimized tagging. ANC 6C voted to support this on July 9, 2025. The application is due on July 20, 2025 though an exact dollar amount for the grant is still unknown. Commissioner Gove added a **friendly amendment that the ANC's support would be conditional on H Street Main Street's** engagement of ANC6A community members throughout the inception and planning process. The motion passed 5-2 with Commissioners Shapiro and Mike Velasquez opposed.
4. Next meeting: 7:00 pm, June 28, 2025 (4th Monday)

Alcohol Beverage and Cannabis (ABC)

1. The May committee report was not submitted.
2. The June committee report was not submitted.
3. Commissioner Velasquez recommended and Commissioner Shapiro seconded the motion that ANC6A protest of the application for a medical cannabis license at Proper Exotic at 313 8th Street NE (ABRA-128697). The owner of Proper Exotic spoke, noting that he is opening a medical cannabis dispensary and is open to hearing concerns. The dispensary will be exclusively for those with medical needs and the entire process is going through ABCA. The



Advisory Neighborhood Commission 6A Meeting Minutes - July 10, 2025



application was reinstated due to an ABCA administrative error. Per regulations, no medical cannabis can be seen through windows, there will be no consumption of medical cannabis on or outside the premises, and the products will be in a vault overnight. Neighbors noted that the space is inappropriate as it is a residential area and directly across from a daycare center and several establishments patronized by children. Though there will be signage to prevent smoking within a certain distance of the establishment, many neighbors are concerned that the existence of the establishment will attract loitering, increased traffic, and put young children at risk. Several neighbors, including Commissioner Velasquez, noted that they are not opposed to medical cannabis, simply to the location. There are also parking concerns as the establishment has a delivery endorsement. The motion passed 7-0.

4. Commissioner Shapiro recommended and Commissioner Velasquez seconded the motion that ANC6A protest the renewal of an alcoholic beverage license with summer garden **endorsement at Tiffany's Bar and Bistro at 709 H Street NE (ABRA-129463)** unless a settlement agreement is reached and that the ANC6A Chair and Vice-Chair and Commissioner Shapiro represent the ANC in this matter. Commissioner Shapiro noted that the ANC received an announcement of renewal based on the license of the previous occupant of this space, **which was Po Boy Jim's. So, this is potentially not a valid protest period. If the establishment** is in the renewal process, ANC6A will protest unless a settlement agreement is reached; if there is already a valid license, ANC6A will work with the establishment in good faith to reach a settlement agreement. The motion passed 7-0.
5. Next meeting - 7:00 pm, July 22, 2025 (4th Tuesday)

Transportation and Public Space (TPS)

1. The June 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, July 21, 2025 (3rd Monday)

Economic Development and Zoning (EDZ)

1. No report. EDZ did not meet in June 2025.
2. Next meeting - 7:00 pm, July 16, 2025 (3rd Wednesday)

New Business:

1. The Commission moved that ANC6A send a letter to the DC Council regarding its concerns about Mayor Bowser's FY26 Budget. The letter protests the fact that this is a budget balanced on the backs of the poor and vulnerable and speaks to a broad definition of public safety and funding for environmental concerns. The motion passed 6-0-1 with Commissioner Spires abstaining.
2. Commissioner Gove moved and Commissioner Spires seconded the motion that ANC6A send a letter to DDOT in support of the Notice of Intent (NOI# 25-168-CPD) to add a protected bike lane and other safety measures to 14th Street NE between Maryland Avenue and G Street NE. DDOT presented this plan to connect bike lanes from Florida Avenue to Capitol Hill, and the plan now is to extend protections through G Street. The motion passed 7-0.
3. Commissioner Wethington moved and Commissioner seconded the motion that ANC6A send a letter noting that the committee is taking no action regarding a special exception for a two-



Advisory Neighborhood Commission 6A Meeting Minutes - July 10, 2025



story plus basement rear addition to an existing single-family dwelling at 424 7th Street NE (BZA21323) (The property lies within ANC 6C).

ANC 6C and the restoration society have approved; the plan is to remove the current two-story addition which is a sleeping porch. It is within lot occupancy and the only requested special exception is from the rear yard requirement. The motion passed 7-0.

Single Member District reports

Commissioner Velasquez (6A01) thanked his constituents for their persistence in submitting sidewalk repair 311 requests - several sidewalks have been or will be repaired.

Commissioner Shapiro (6A03) is disappointed that the new playground at Sherwood is full of holes and the wall of the dumpster has caved into the playground; the Commissioner is attempting to work with Councilmember Allen and DGS for permanent fixes. There was a shooting a year ago on 10th and F Streets right next to SWS and the suspect was recently tried; the judge ruled for no jail time.

Commissioner Gove (6A04) praised Commissioners Kolb, Shapiro, and Velasquez for being at the Open Streets event and interacting with neighbors. The National Parks Service provided temporary additional trash receptacles for the 4th of July celebrations. The army band performed tonight and the Lincoln Park grass is now open and there will be a celebration in **honor of Dr. Mary McCleod Bethune's birthday Saturday. NPS is recruiting for their Bark Rangers program.**

Commissioner Jeff Giertz (6A06) provided an update on efforts related to the 700 block of 15th Street and surrounding areas, noting that there have been some follow up steps since last **month's public safety walk in the area:** MPD implemented a temporary drug-free zone on the block and increased patrols and DPW conducted street cleaning and rodent abatement on the block. Efforts must continue for lasting change.

Commissioner Stephen Kolb (6A07) is grateful to Commissioner Velasquez for representing the Proper Exotic issue, which has been the main concern among neighbors in his SMD.

Community Comment

Ms. Jen DeMayo from Councilmember Allen's office noted that the Council will be holding a first vote on the budget on July 14, 2025 with the second and final vote on July 28, 2025. The Committee on Transportation and Environment that Councilmember Allen chairs finished their work on the agencies under its oversight in June and most of those changes are going to be included in the final budget. Those changes include: a new tool from the STEER Act law that **funds a dangerous driving points system; a rejection to the mayor's proposal to delay or repeal two laws dealing with emissions and pollution; funding of Councilmember Allen's law requiring DDOT to identify 3 streets to become pedestrian plazas for up to 24 hours each week; fully funding DC's commitment to WMATA including all of the 24/7 bus lines added two years ago.** There are also two days of scheduled hearings on the Commanders deal, starting July 29, 2025 at 10:00 am; residents can sign up here: <https://lms.dccouncil.gov/Hearings/hearings/927>



Advisory Neighborhood Commission 6A Meeting Minutes - July 10, 2025



Ward 6 week is coming July 27 - August 2 and includes trivia night, exploring a local record store, a cake swap, a Nationals game, and much more.

Ward 6 MOCR Noah Glasgow confirmed the budget hearing on July 14, 2025 and highlighted **capital investments in Mayor Bowser's budget pertinent to 6A: \$19M for renovation of Rumsey Aquatic Center, \$4M for Sherwood, \$36.6M for JO Wilson, \$10M for Shirley Chisholm, and \$8M for Amidon Bowen** though modernization has been pushed to FY30. Mr. Glasgow is addressing the issues in the 700 block of 15th Street and placarded camera rebate program information in the area and is working to develop a comprehensive safety plan for students in the area.

The meeting adjourned at 9:46 pm.



Advisory Neighborhood Commission 6A Community Presentations



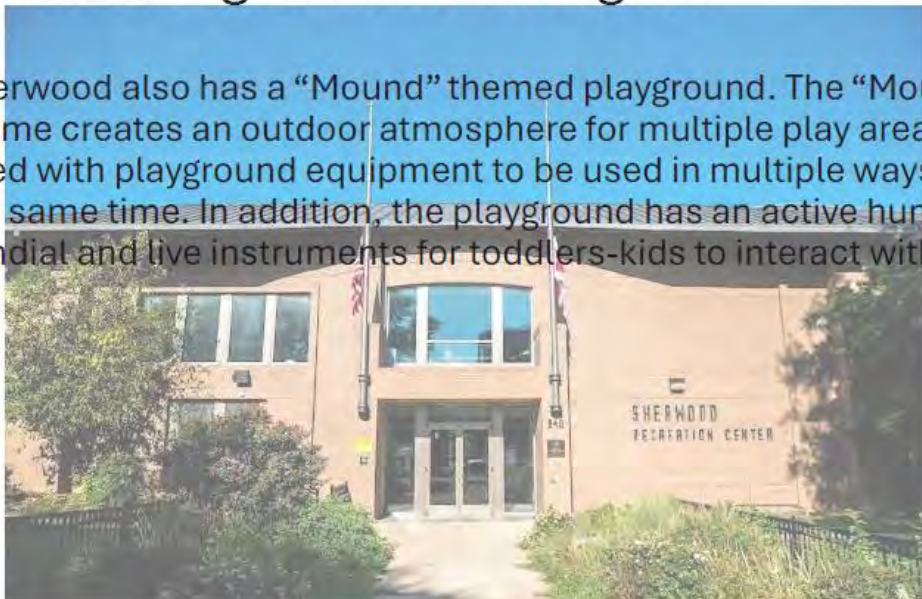
Sherwood Recreation Center - Robert Robinson, Recreation Manager



Sherwood Recreation Center 640 10th Street NE Welcome to the “Mound”

A Little Background for Thought...

- Sherwood also has a “Mound” themed playground. The “Mound” theme creates an outdoor atmosphere for multiple play areas filled with playground equipment to be used in multiple ways at the same time. In addition, the playground has an active human sundial and live instruments for toddlers-kids to interact with.





Our Space...

- The Sherwood Recreation Center is an outdoor/indoor haven located in the Ward 6 corridor. The 2-story building is equipped with specialized program areas such as a gym, full kitchen, fitness room, multipurpose room, and games room. Sherwood has excellent outdoor amenities as well. The outdoor amenities include a community garden, basketball courts, tennis courts, and a small track for running, jogging, and walking.

Meet the Sherwood Team

- Robert Robinson-Recreation Manager
- Shannon Campbell-Recreation Specialist
- Marquette Geddie-Recreation Specialist
- Lamont King-Recreation Specialist
- Linda Hodges-Customer Service Rep



Where, When, and How?

Address:	640 10th Street, NE
Ward:	6
Nearest Metro:	Union Station (Red)
Parking:	Street parking available/Some onsite parking
Hours of Operation:	Monday - Friday: 9 am - 9 pm Saturday: 9 am - 5 pm Sunday: Closed
Contact:	Direct: (202) 698-3075 Email: Customer Service

Sherwood Amenities

Amenities

- **Indoor**
 - Kitchen
 - Multipurpose Room
 - Fitness Center
- **Outdoor**
 - Tennis Courts
 - Basketball Courts
 - Playground
 - Athletic Field





Fall/School Year Programs at Sherwood

- Open Gym
- Volleyball Adult
- Line Dancing
- Pickleball
- Tennis
- Yoga
- Afternoon Access
- Supreme Teens
- Young Men Future Leaders
- Senior Day Programs
- Young Ladies on the Rise

How to sign up for DPR Programs?

- Use the QR Code at the site
- Go to [DPR.DC.GOV](https://dpr.dc.gov)
- Create or Utilize an existing account
- Pick the program(s) by interest and age requirements (When applicable)
- Enjoy your DPR experience at Sherwood Recreation Center!



Questions???

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How to contact me

- Robert Robinson Jr
- Robert.Robinson@DC.Gov
- 202 288 1623



Commission Correspondence of July 10, 2025 Meeting



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



August 2, 2025

Mr. Fred Moosally, Director
Alcoholic Beverage and Cannabis Administration
899 North Capitol Street, NE
Medical Cannabis: Suite 4200-A
Washington, DC 20002

Via email

Re: Protest of ABRA-128697 (Proper Exotic) 313 8th St NE

Dear Director Moosally:

Please be advised that on July 10, 2025, the Advisory Neighborhood Commission 6A, voted 7-0-0 (with four Commissioners required for a quorum) to protest the application for a Medical Cannabis Retailer license for Proper Exotic, LLC (ABRA-128697) at 313 8th Street NE. The vote took place at a regularly scheduled and properly noticed meeting¹.

The grounds for the protest are the effects on residential parking needs and vehicular and pedestrian safety (Section 7-1671.061i(a)(3)). The Chair of the ANC 6A Alcoholic Beverage and Cannabis Committee (Mike Velasquez) and Commissioner Stephen Kolb (6A07) will be the primary representatives of the ANC in this matter. The ANC's Chair (Dave Wethington, 6A05), and the ANC's Vice Chair (Amber Gove, 6A04) are also authorized to represent the ANC before the Board with respect to this application.

Thank you for giving great weight to the recommendations of ANC 6A.

On behalf of the Commission,

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

¹ANC 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 July 10, 2025 Meeting



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



July 15, 2025

Mr. Fred Moosally
Director, Alcoholic Beverage and Cannabis Administration
899 North Capitol Street, NE
Washington, DC 20002

Via email

Re: Stand Off Distances

Dear Mr. Moosally:

Please be advised that on July 10, 2025, the Advisory Neighborhood Commission 6A, voted 7-0-0 (with four Commissioners required for a quorum) to send a letter requesting more information about the application for a Medical Cannabis Retailer license for Proper Exotic, LLC (ABRA-12867) at 313 8th Street NE. The vote took place at a regularly scheduled and properly noticed meeting.¹

The proposed location is within close proximity to several establishments that serve very young children, including a day care facility on 8th Street NE. Can you please confirm that the proposed location does not violate the stand-off requirements in DC law and regulation and that the proposed location is or is not congruent with the letter and the spirit of DC laws and regulations designed to ensure medial cannabis establishments are located safely away from children? Can you also please share the distance of the proposed location from Petit Scholars at 342 8th Street NE and Music on Hill at 801 D Street NE?

Should you have any questions, please contact me at 6A05@anc.dc.gov or Commissioner Velasquez at 6A02@anc.dc.gov.

On behalf of the Commission

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

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Commission Correspondence of July 10, 2025 Meeting



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



July 15, 2025

Ms. Keara Mehlert Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th Street NW, Suite 210
Washington, D.C. 20001

Via email at bzasubmissions@dc.gov

Re: ANC 6A Support for BZA #21323 of Steven & Natalia Graham

Dear Ms. Mehlert,

At a regularly scheduled and properly noticed meeting¹ on July 10, 2025, Advisory Neighborhood Commission 6A voted 7-0-0 (with 4 Commissioners required for a quorum) to support the request for Steven & Natalia Graham at 424 7th Street NE, BZA case number 21323. The applicants proposing to add a two story plus basement rear addition to an existing single-family dwelling. The property is to remain a single-family dwelling. Specifically, the applicants requested a Special Exception for relief from the read yard requirements of Subtitle E § 207.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2.

This project was included on the agenda for the May 21, 2025 meeting of the ANC 6A Economic Development and Zoning Committee. At that time, we received no comment from members of the public or from within the Committee. Accordingly, the Committee has taken no formal action on the matter. With regard to any specific concerns, potential protest, or support for the proposed development, we defer to our colleagues in ANC 6C to evaluate and represent the interests of affected stakeholders, as the property in question is located within their Single Member District.

Thank you for giving great weight to the views of ANC 6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at 6A05@anc.dc.gov, or EDZ Co-Chair Michael Cushman at michael.cushman@gmail.com.

On behalf of the Commission,

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

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Commission Correspondence of July 10, 2025 Meeting



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



July 15, 2025

Director Sharon Kershbaum
Ms. Valentina Facuse
District Department of Transportation
Via email and the ANC Resolutions Website

Re: ANC 6A Support for NOI-25-168-CPD, 14th Street NE

Dear Director Kershbaum and Ms. Facuse:

At a regularly scheduled and properly noticed meeting¹ on July 10, 2025 our Commission voted 7-0-0 (with 4 Commissioners required for a quorum) to support DDOT's Notice of Intent NOI-25-168-CPD.

This Commission believes that this extension of the project previously presented to this committee in NOI-24-352-CPD will improve safety and mobility for all users of the road, including pedestrians, cyclists, and motorists. The proposed changes will close a critical gap in the protected bike lane network by connecting the newly installed Florida Avenue NE bike lanes with the southbound 14th St NE bike lanes that connect to several other bike lanes in the Eastern portion of Capitol Hill.

This is a critical stretch of protected bike lanes. Crossing H Street NE and Maryland Ave NE on a bike is often a dangerous proposition, so creating the first protected crossing for cyclists is an achievement to be celebrated. The plan proposed in the original NOI was a great step forward, and extending the protected bike lanes to G Street NE instead of ending them at Maryland Avenue NE makes the plan even better. Many neighbors have witnessed dangerous and erratic driving behavior at 14th, Maryland and G Streets due to traffic around the Chick-Fil-A and the 2-way stop at 14th and G Streets. Extending the protected bike lanes will make this road segment even safer for all road users.

The Commission was not entirely sure about the buffer between bike and car lanes on this new segment based on the illustration in the NOI. As such, the Commission recommends that sturdy barriers be used in addition to flex delineators to prevent cars waiting for Chick-Fil-A from parking in the bike lane.

Thank you for giving great weight to the recommendations of this Commission. I can be contacted at 6A05@anc.dc.gov, and Transportation and Public Space Committee Chair Patrick Bloomstine can be contacted at 6ATPSChair@gmail.com.

On behalf of the Commission,

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

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Commission Correspondence of July 10, 2025 Meeting



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



July 15, 2025

Director Sharon Kershbaum
District Department of Transportation
Via email

Re: Safety Concerns at 1100 Block Atlas Court NE

Dear Director Kershbaum:

At a regularly scheduled and properly noticed meeting¹ on July 10, 2025 our Commission voted 7-0-0 (with 4 Commissioners required for a quorum) to urge DDOT to review traffic flow and take action to improve safety on the 1100 block of Atlas Court NE.

This block is frequently used by speeding cars trying to bypass a couple traffic lights on H St NE. It is two full car lanes wide which encourages speeding. There also not stop signs at the ends of each alley. The brick of the alley also continues across the pedestrian path at both alley entrances. These two features lead to cars rolling across the sidewalk at speed. There are also small brick walls on each end of the alley which make it hard for cars to see children on the sidewalk.

Multiple TSIs have been closed out with no further action taken noting that a speed limit of 15 mph suffices. There are multiple dwellings on Atlas Court with front doors that open onto the alley. Those residents have to contend with legally driving cars travelling at 15 mph two feet from their front door.

Please consider making safety improvements to this alley, including but not limited to: stop signs at the ends of the alley before the sidewalk crossings, raised crosswalks across the alley entrances, speed bumps along the alley, and planters or bollards to narrow the alley and curb speeding.

Thank you for giving great weight to the recommendations of this Commission. I can be contacted at 6A05@anc.dc.gov, and Transportation and Public Space Committee Chair Patrick Bloomstine can be contacted at 6ATPSChair@gmail.com.

On behalf of the Commission,

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

Cc: Charles Allen, Council Member - Ward 6

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Commission Correspondence of July 10, 2025 Meeting



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



July 15, 2025

Aaron Myers
Executive Director
Commission on Arts and Humanities
200 I Street, SE, Suite 1400
Washington, DC 20003

Re: H Street Main Street DCAH Grant Application

Dear Mr. Myers:

At a regularly scheduled and properly noticed meeting¹ on July 10, 2025, ANC 6A voted 5-2-0 (with 4 Commissioners required for a quorum) to send a conditional letter of support for H Street Main Street's application for the Commission on Arts and Humanities Beautification Grant.

H Street Main Street's grant application to beautify the H Street Corridor deserves strong support, as it promises to enhance the vibrancy and appeal of this historic Washington, D.C., neighborhood. By funding initiatives like public art installations, improved landscaping, and upgraded streetscapes, the project will seek to foster community pride, attract local business investment, and create a more welcoming environment for residents and visitors, alike. These improvements align with the organization's intent to revitalize the corridor through community-driven efforts, ensuring a lasting positive impact on the area's economic and cultural vitality. Receipt of this grant will empower H Street Main Street to continue its mission of creating a thriving, inclusive and visually appealing urban hub.

ANC 6A's support for this grant application is contingent on H Street Main Street's commitment to the development of a robust community engagement plan during the inception/planning phase of this project. This Commission encourages dedicated outreach enabled through the ANC 6A Community Outreach Committee (COC), along with neighboring ANC 6C, as well as through other local forums.

Thank you for giving great weight to the recommendations of this Commission. I can be contacted at 6A05@anc.dc.gov, and COC Chair Paul Spires can be contacted at spires4dc@gmail.com.

On behalf of the Commission,

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

CC: Anwar Saleem, H Street Main Street

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Commission Correspondence of July 10, 2025 Meeting



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



July 15, 2025

The Honorable Chairman Phil Mendelson and Members of the
Council of the District of Columbia
1350 Pennsylvania Avenue, NW, Suite 504
Washington, DC 20004

Re: ANC 6A Response to the Proposed FY26 District of Columbia Budget

Dear Chairman Mendelson and Honorable Members of the Council:

At a regularly scheduled and properly noticed meeting¹ on July 10, 2025, Advisory Neighborhood Commission 6A voted 6-0-1 (with 4 Commissioners required for a quorum) to approve sending this letter setting forth our primary concerns with the proposed FY26 Budget for the District of Columbia.

Before outlining our specific issues, we want to acknowledge the difficult choices facing the Council and the District in the current fiscal and political climate. We also recognize and appreciate the intensive work by Council committees and staff to improve upon the Mayor's proposed budget in recent weeks.

We firmly believe that any budget approved by the Council should:

- **Not be balanced on the backs of the District's most vulnerable residents.**
- **Prioritize the well-being of medically at-risk individuals, young people, and future generations by addressing the real and growing impacts of climate change.**
- **Recognize that public safety extends beyond policing and encompasses a range of community-based strategies.**
- **Avoid unsustainable and inequitable economic incentives, including excessive subsidies for wealthy sports franchise owners and developers.**

The following sections expand on these concerns.

The Proposed Budget Disproportionately Harms Vulnerable Residents

We urge the Council to restore funding for critical programs that directly support low-income and at-risk residents, including pay equity initiatives, paid family leave, childcare workers, Temporary Assistance for Needy Families, housing support, Medicaid, and the DC Health

¹ANC 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 July 10, 2025 Meeting



Alliance. These programs are essential to safeguarding health and economic security - especially as the District anticipates job and benefit losses linked to reductions in the federal workforce.

Environmental Stewardship Is a Fiscal and Moral Imperative

Cutting or redirecting funds away from the Department of Energy and Environment (DOEE) and related initiatives is short-sighted and risks long-term environmental and economic harm.

Programs such as Net Zero goals, Anacostia River restoration, stormwater management, the DC Green Bank, and sustainable utility development are not only critical to public health and climate resilience but also contribute to job creation and infrastructure modernization.

Public Safety Requires a Comprehensive Approach

Effective public safety goes beyond law enforcement. It includes Safe Passage programs to ensure children can travel to and from school securely; robust support for returning citizens and violence interruption initiatives; enforcement capacity for agencies like ABCA to address illegal drug activity; full implementation and funding of the STEER Act to address reckless driving; and infrastructure improvements by DDOT that prioritize pedestrian, cyclist, and transit user safety. These include protected bike lanes, dedicated bus lanes, and the flexibility to update outdated sidewalk standards to support safer and more cost-effective designs.

Economic Growth Should Benefit Everyone

While views vary on redevelopment of the RFK Stadium site, there is consensus that the proposal outlined in the Mayor's budget represents an inequitable and fiscally unsound transfer of public assets. If redevelopment proceeds, the project must be dramatically revised to adapt the scale of parking infrastructure and include a new Metro station. Efforts should be made to expand affordable housing, preserve continuous public access to athletic fields and riverwalk trails, ensure fair compensation to the District through land value, taxes, or fee-sharing agreements, and incorporate strong environmental and labor standards.

ANC 6A-Specific Concerns

In addition to the citywide issues above, we highlight several priorities that directly impact ANC 6A and Ward 6:

- Funding to advance previously committed capital projects, including the full renovation of Rumsey Aquatic Center (with the addition of a second floor) and the Kingsman Dog Park and field renovations;
- Continued modernization of Ward 6 public schools and recreation facilities;
- Expanded programming and operating hours at Sherwood Recreation Center.

We also encourage a renewed focus on accountability and long-term value in the Capital Budget. For example, systemic construction flaws at School-Within-School (SWS) are now being corrected with District funds rather than by the responsible contractor, who continues to receive



Commission Correspondence of July 10, 2025 Meeting



new District contracts. Similarly, preventable HVAC failures point to the urgent need for improved maintenance planning and execution by DGS.

In closing, we recognize the enormity and complexity of the Council's task during this budget cycle. We thank you for your commitment to the residents of the District and your consideration of the concerns we have raised.

On behalf of the Commission,

A handwritten signature in black ink, appearing to read "Dave Wethington".

Dave Wethington
Chair, Advisory Neighborhood Commission 6A



Consent Agenda



Economic Development and Zoning (EDZ)

Recommendation: ANC6A send a letter to BZA in support of a special exception to construct a new, detached, two-story, accessory dwelling unit in the RF-1 zone at 628 15th Street NE; Square 1051, Lot 0113. (BZA 21349) Hearing Date: 10/08/2025

Recommendation: ANC6A send a letter to BZA in support of a special exception to add a front porch to an existing single-family dwelling in Zone RF-1 at 916 D Street NE (Lot 83 Square 937) (BZA Case # Pending)



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
1051	0113	RF-1	6A06
Address of Property: 628 15th St NE			
ZONING INFORMATION			
Relief from section(s): C-701.10, C-701.14, C-702.2, C-703.2, X901.2(a,b,c)			
Type of Relief: Special Exception			
Brief description of proposed project: Proposed 2 story accessory structure to accomodate a 2 bedroom secondary dwelling at the rear of the property.			
Present use of Property: single family home			
Proposed use of Property: principal dwelling plus secondary principal dwelling			
CONTACT INFORMATION			
Owner Information		Authorized Agent Information	
Name: Ed Fendley		Name: Ileana Schinder	
E-mail: edfendley@gmail.com		E-mail: ile@ileanaschinder.com	
Address: 628 15th St NE Washington DC 20002		Address: 6316 2nd Street NW Washington	
Phone No.s: (386)281-2316		Phone No.s: (202)381-7463	
Phone No. Alternate:		Phone No. Alternate: (202)431-6760	
WAIVERS			
<ul style="list-style-type: none">• An addition to a dwelling or flat or new or enlarged accessory structures pursuant to Subtitle D § 5201 or Subtitle E § 5201• Solar:• I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3• Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property• Waive my right to hearing• Agree to the terms in Form 128 - Waiver of Hearing for Expedited Review• Request that this case be placed on the Expedited Review Calendar			
FEE CALCULATOR			
Fee Type	Fee	Unit	Total
Owner-occupied dwelling - single dwelling unit or flat, regardless of the number of variances and/or special expcetions	\$325	1	\$325
Grand Total			325
SIGNATURE		Date	Board of Zoning Adjustment
ileana schinder		6/24/2025	District of Columbia CASE NO.21349 EXHIBIT NO.1
District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001			



10th Street

15th Street

Public Alley

12'-8" Front Setback

3'-3" Side Setback

68'-10" Ext. Face

54'-7" Rear Setback

10' Front Porch

Proposed gravel walkway

Existing planted area to remain undisturbed

Existing front porch to remain undisturbed

Existing main house to remain undisturbed

Proposed 244 sqft 2-story ADU

100.0

100.0

113

Board of Zoning Adjustment
 District of Columbia
 CHASE BUILDINGS
 1000 15th Street, NW
 Washington, DC 20004
 (202) 691-1133
 www.dca.gov

SR-25-011177(2024)

SHEET 2 OF 2

10'

PUBLIC ALLEY

10'

16.0

100.0

100.0

12.5

113

5'4" - 7' Rear Setback

Existing main house to remain undisturbed

Existing gravel driveway to receive slab on grade

Existing planned area to remain undisturbed

Existing front porch to remain undisturbed

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 21-113
 EXHIBIT

SHEET 2 OF 2



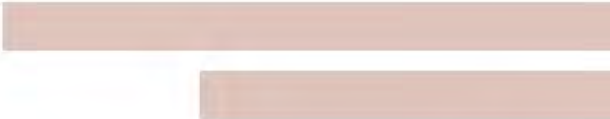
BZA APPLICATION	
Application # B2504028	Re: Special exception review standards
To: Board of Zoning Adjustment	Project location: 628 15 TH Street NE Washington DC 20002
From: Ileana Schinder, Architect ile@ileanaschinder.com	Date: May 6, 2025

PHOTOS

	Front facade
--	--------------



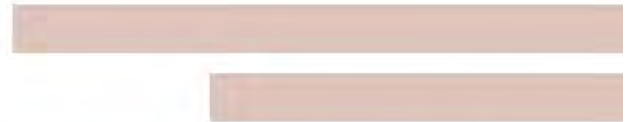
ARQ
ileana schinder



	Rear facade
	View from rear of existing property into existing fenced rear yard



ARQ
ileana schinder



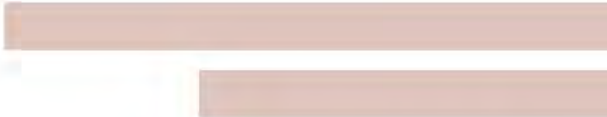
View from north to south at existing alley




View from south to north into existing alley



ARQ
ileana schinder



		View of existing parking pad through existing rear fence



SECOND PRINCIPAL DWELLING

Fendley Residence

BZA Application

MAY 2025
100% SET

PROJECT LOCATION - 628 15TH STREET NORTHEAST

PROJECT DESCRIPTION

The project at the Fendley residence involves an 244 sqft, 2-story second principal dwelling located at the rear of the property. The dwelling unit shall include a new full bathroom, powder room, kitchen and laundry area.

Structure: New exterior and interior walls, and new concrete slab on grade.
Plumbing: New full bathroom, powder room, and laundry.
Mechanical: Exterior and interior mini split unit, exhaust fans at bathroom and laundry.
Electrical: New switches and plugs to accommodate new design layout.
Exterior Envelope: New 244 sqft, 2-story ADU.
Building Footprint: Additional 290 sqft from exterior face to exterior face of ADU.
Change of Use: Single family to Principal & Secondary dwelling.

3D SITE VIEW

SHEET INDEX

Sheet Number	Sheet Name
-BZA-0000	COVERSHEET
-BZA-0001	ZONING REPORT
-BZA-0002	ZONING SUMMARY
-BZA-0100	AERIAL VIEWS - FRONT
-BZA-0101	AERIAL VIEWS - REAR
-BZA-0200	PROPOSED FLOOR PLANS
-BZA-0201	PROPOSED FLOOR PLANS
-BZA-0202	PROPOSED FLOOR PLANS
-BZA-0203	PROPOSED ELEVATIONS
-BZA-0204	PROPOSED ELEVATIONS
-BZA-0205	EXISTING FLOOR PLANS
-BZA-0206	EXISTING ELEVATIONS
-BZA-0300	SUMMER SUN SHADE STUDY - ELEVATION
-BZA-0301	WINTER SUN SHADE STUDY - ELEVATION
-BZA-0302	SUMMER SUN SHADE STUDY - PERSPECTIVE
-BZA-0303	WINTER SUN SHADE STUDY - PERSPECTIVE

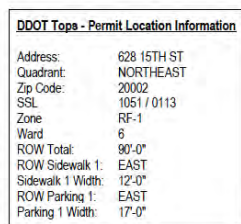
FENDLEY
628 15th St NE
Washington DC 20002

SECOND PRINCIPAL DWELLING

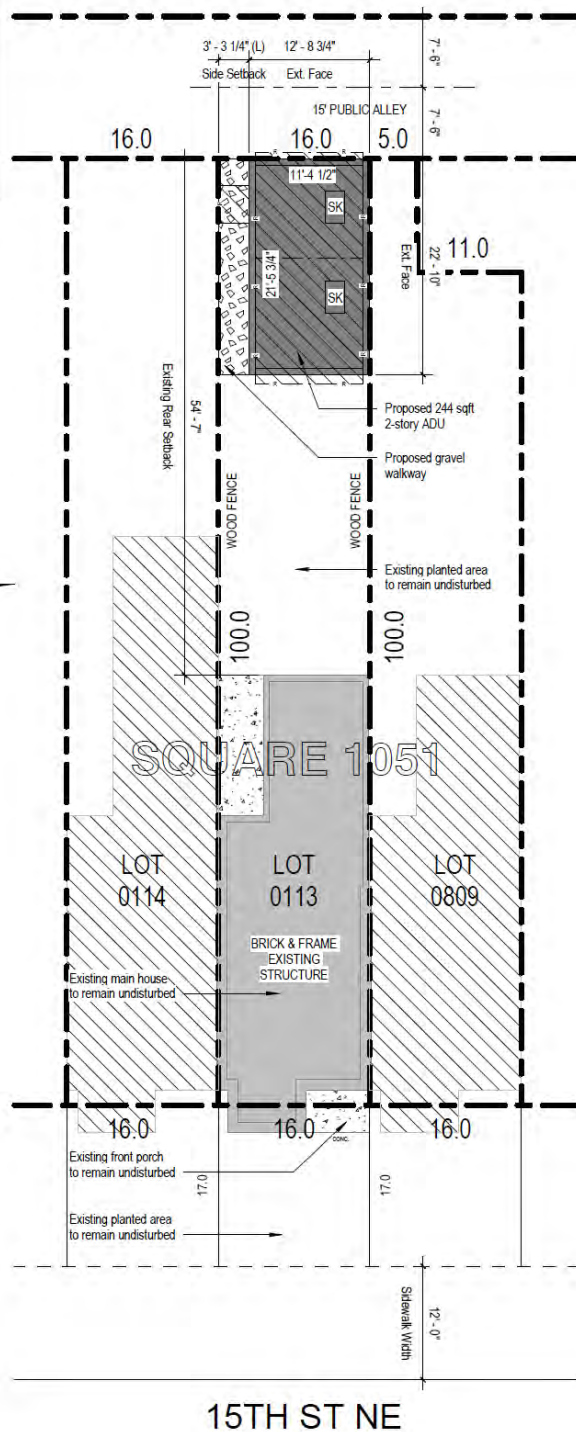
COVERSHEET

Scale		Board of Zoning Adjustment District of Columbia CASE NO. 2025-0000 EXHIBIT NO. 19
Project number	240628	BZA-0000
Date	05/30/2025	

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 PROPOSED
 EXISTING
 NEIGHBOR PROPERTY



ilana schinder
ilana schinder, Architect
ie@ilanaschinder.com • 202.431.6760
6316 2nd Street NW, Washington DC 20011

FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

		ZONING REPORT
Scale	3/32" = 1'-0"	-BZA-0001
Project number	240628	
Date	05/30/2025	


FINANCIAL SUPPORT



Consent Agenda



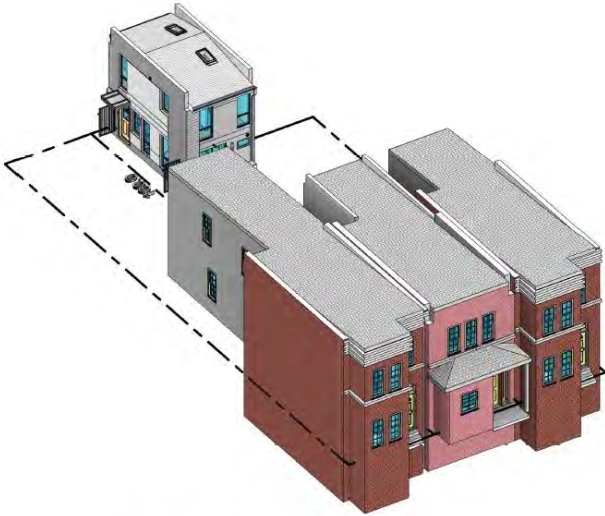
BUILDING CODE AND ZONING SUMMARY			
OWNER INFORMATION			
NAME:	ED FENDLEY		
ADDRESS:	628 15TH ST NE, WASHINGTON DC 20002		
EMAIL:	EDFENDLEY@GMAIL.COM		
PHONE NUMBER:	386-281-2316		
AUTHORITY HAVING JURISDICTION DISTRICT OF COLUMBIA - DCMR			
APPLICABLE BUILDING CODES			
All DCMR Title 12 Amendments - 2017 DCMR 12A, DC Building Code Amendments 2015 International Building Code (IBC) - 2017 DCMR 12B, DC Residential Code Amendments 2015 International Residential Code (IRC) - 2017 DCMR 12C, DC Electrical Code 2014 National Electrical Code (NEC), NFPA 70 - 2017 DCMR 12D, DC Fuel Gas Code 2015 International Fuel Gas Code (IFGC) - 2017 DCMR 12E, DC Mechanical Code 2015 International Mechanical Code (IMC) - 2017 DCMR 12F, DC Plumbing Code 2015 International Plumbing Code (IPC) - 2017 DCMR 12G, DC Property Maintenance Code 2015 International Property Maintenance Code (IPMC) - 2017 DCMR 12H, DC Fire Code 2015 International Fire Code (IFC) - 2017 DCMR 12I, DC Energy Conservation Code 2015 International Energy Conservation Code - Residential Provisions - 2013 ANSI / ASHRAE / IES 90.1 2017 DCMR 12J, DC Existing Building Code - 2015 Existing Building Code 2017 DCMR 12K, DC Green Construction Code - 2012 International Green Construction Code (IGCC) 2017 DCMR 12L, Energy Conservation Code Supplement of 2017 - Residential Provisions 2015 International Existing Building Code (IEBC)			
EXISTING CONSTRUCTION CLASSIFICATION	III-B		
PROPOSED CONSTRUCTION CLASSIFICATION	III-B		
EXISTING BUILDING OCCUPANCY USE GROUP	RF-1 (RESIDENTIAL ROW)		
PROPOSED BUILDING OCCUPANCY USE GROUP	RF-1 (PRINCIPAL & SECONDARY DWELLING)		
GENERAL INFORMATION: GROSS FLOOR AREA (GFA)			
LEVEL	EXISTING AREA(SF)	PROPOSED AREA(SF)	
BASEMENT	500	0	
1ST FLOOR	558	0	
2ND FLOOR	530	0	
ADU 1ST FLR	0	244	
ADU 2ND FLR	0	244	
TOTAL	1,588	488	
FLOOR AREA RATIO		EXISTING	PROPOSED
		%	%
BUILDING USE:	SINGLE FAMILY	SINGLE FAMILY + ADU	
# OF STORIES:	2	2	
STORIES PLUS:	BASEMENT	2 + BASEMENT	
# OF DWELLING UNITS:	1	2	
AREA COVERAGE:		EXISTING	PROPOSED
TOTAL LOT AREA (SQFT):		1,600 SQFT	EXISTING TO REMAIN
SIDE YARD SETBACK (LEFT):		N/A	EXISTING TO REMAIN
SIDE YARD SETBACK (RIGHT):		N/A	EXISTING TO REMAIN
REAR YARD SETBACK:		54'-7 FT	EXISTING TO REMAIN
BUILDING AREA:		EXISTING	PROPOSED
LOT OCCUPANCY:		40%	58%
PERVIOUS SURFACE:		28%	10%
GREEN AREA RATIO (GAR):		32%	32%
EXISTING FOOTPRINT AREA OF BUILDING:		670 SQFT (647 SQFT within property line)	
PROPOSED FOOTPRINT AREA OF BUILDING:		647 + 290 SQFT (within property line)	
FLOORS INVOLVED IN THIS PROJECT:		Additional Dwelling Unit (290 SQFT)	
**TAXABLE ASSESSMENT (2023)		\$772,120.00	
BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS			

 <small>Reana Schindler, Architect re@reanaschindler.com - 202.431.6760 6316 2nd Street NW, Washington DC 20011</small>	FENDLEY 628 15th St NE Washington DC 20002
	SECOND PRINCIPAL DWELLING

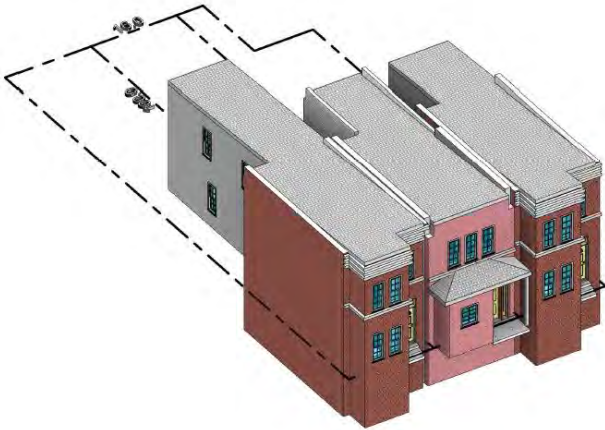
ZONING SUMMARY	
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Project number	240628
Date	05/30/2025

-BZA-0002

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1 Aerial View (Front) - Proposed



2 Aerial View (Front) - Existing



Ariana Schinder, Architect
Reg@arqschinder.com • 202.431.6790
6316 2nd Street NW, Washington DC 20011

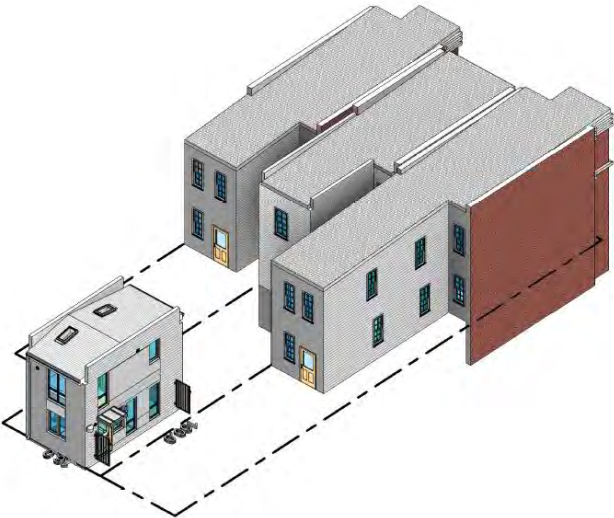
FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

AERIAL VIEWS - FRONT		
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Project number	240628	
Date	05/30/2025	

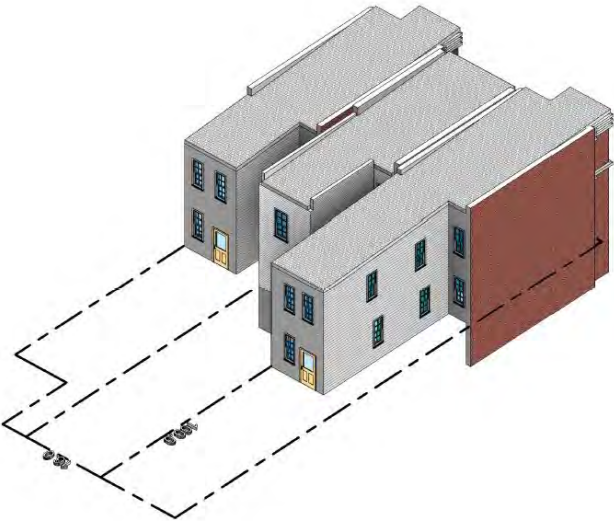
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Consent Agenda



① Aerial View (Rear) - Proposed



② Aerial View (Rear) - Existing



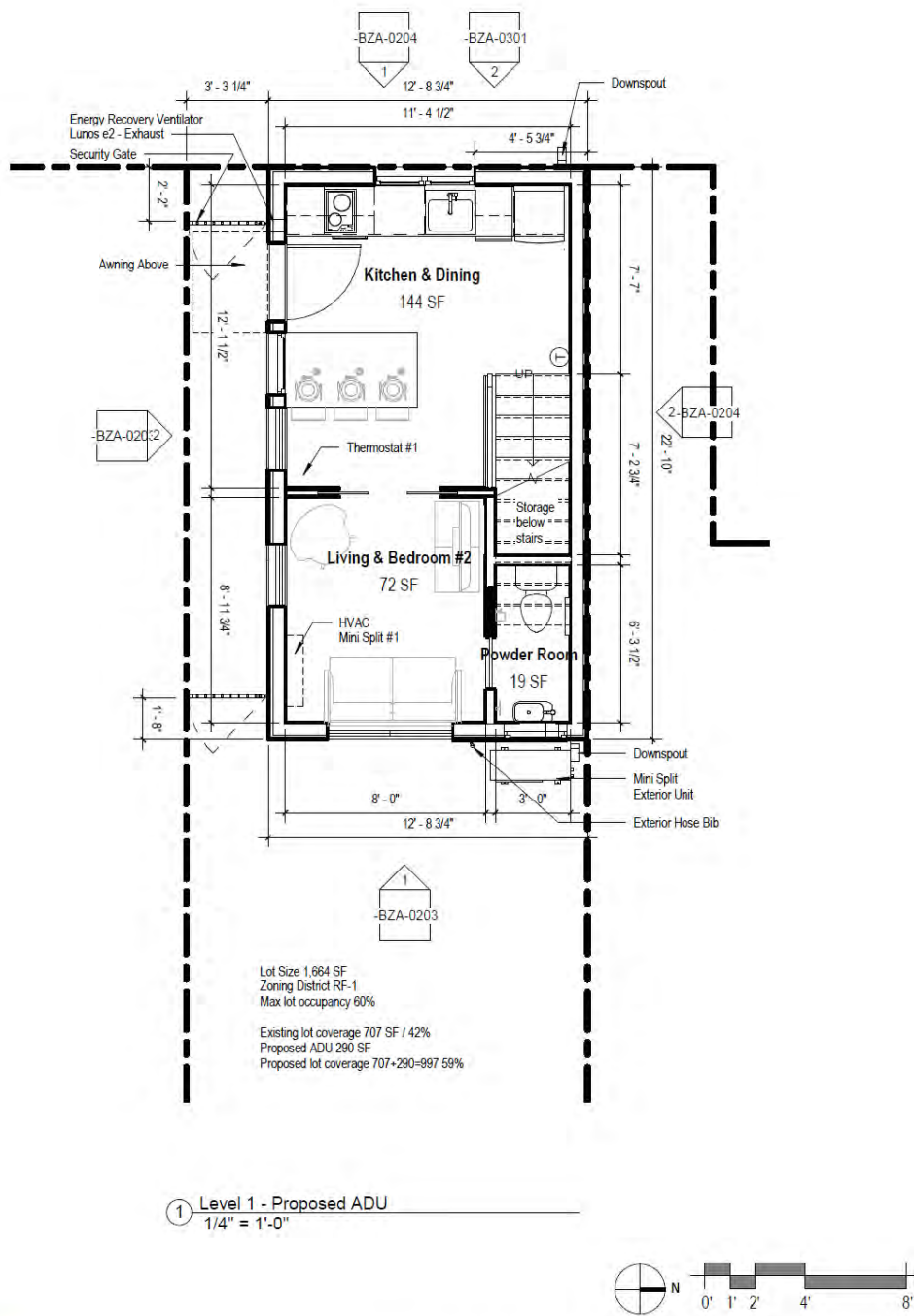
FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

AERIAL VIEWS - REAR		
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Project number	240628	
Date	05/30/2025	

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Consent Agenda



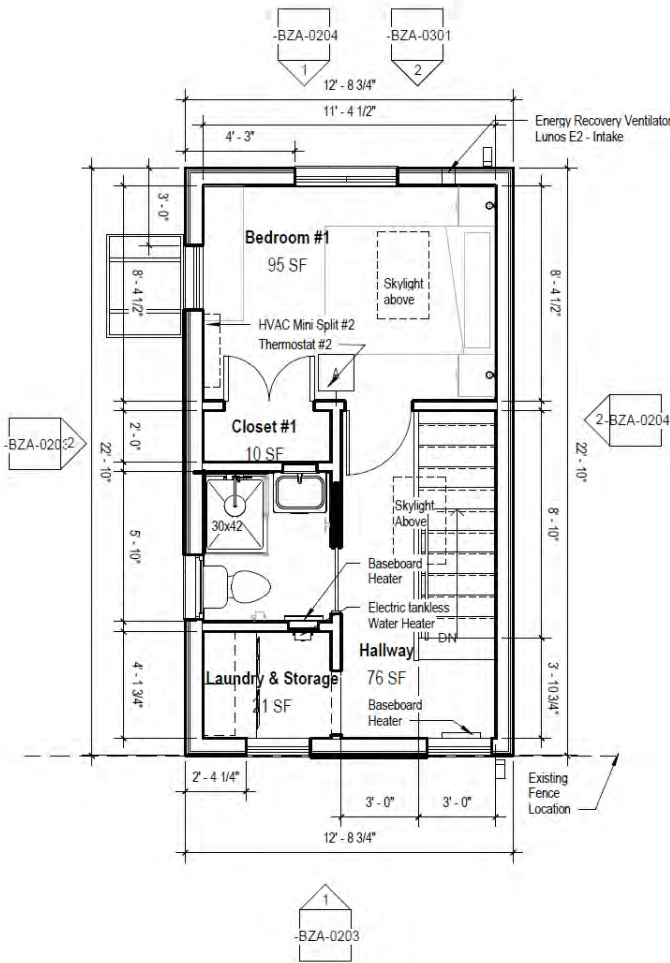
ARQ
iana schinder, Architect
i@ianschinder.com • 202.431.6760
316 2nd Street NW, Washington DC 20001

FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

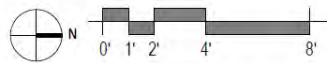
PROPOSED FLOOR PLANS		
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Project number	240628	
Date	05/30/2025	



Consent Agenda



① Level 2 - Proposed ADU
1/4" = 1'-0"



ana schinder, Architect
@anaraschinder.com - 202.431.6760
816 2nd Street NW, Washington DC 20011

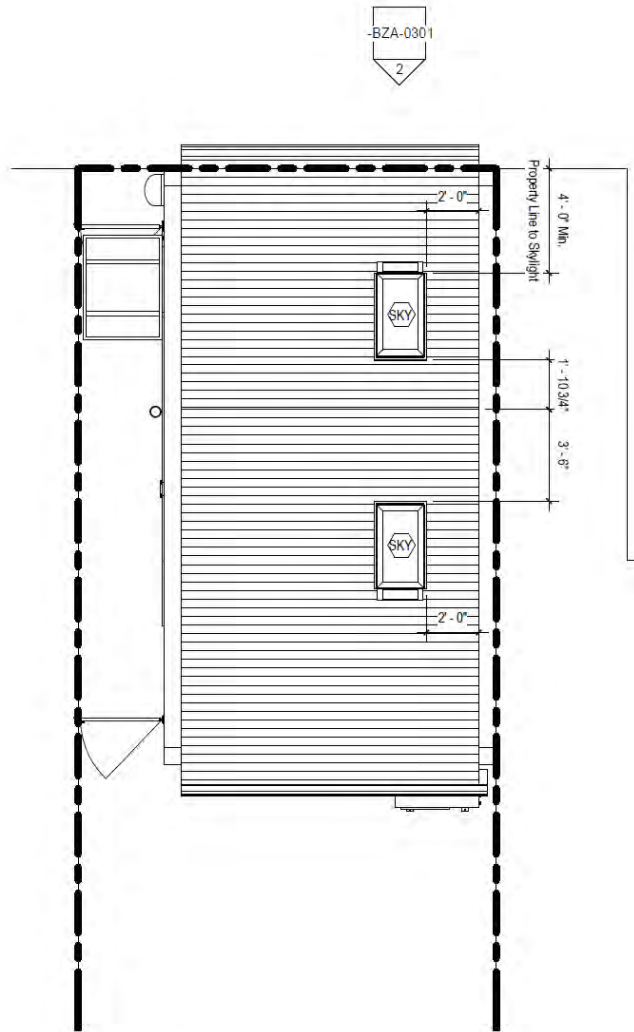
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628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

PROPOSED FLOOR PLANS		
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Project number	240628	
Date	05/30/2025	

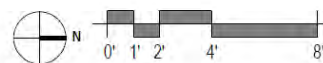
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Consent Agenda



① Level 3 - Proposed ADU
1/4" = 1'-0"



Iana Schinder, Architect
ia@ianaschinder.com - 202.431.6760
8316 2nd Street NW, Washington DC 20001

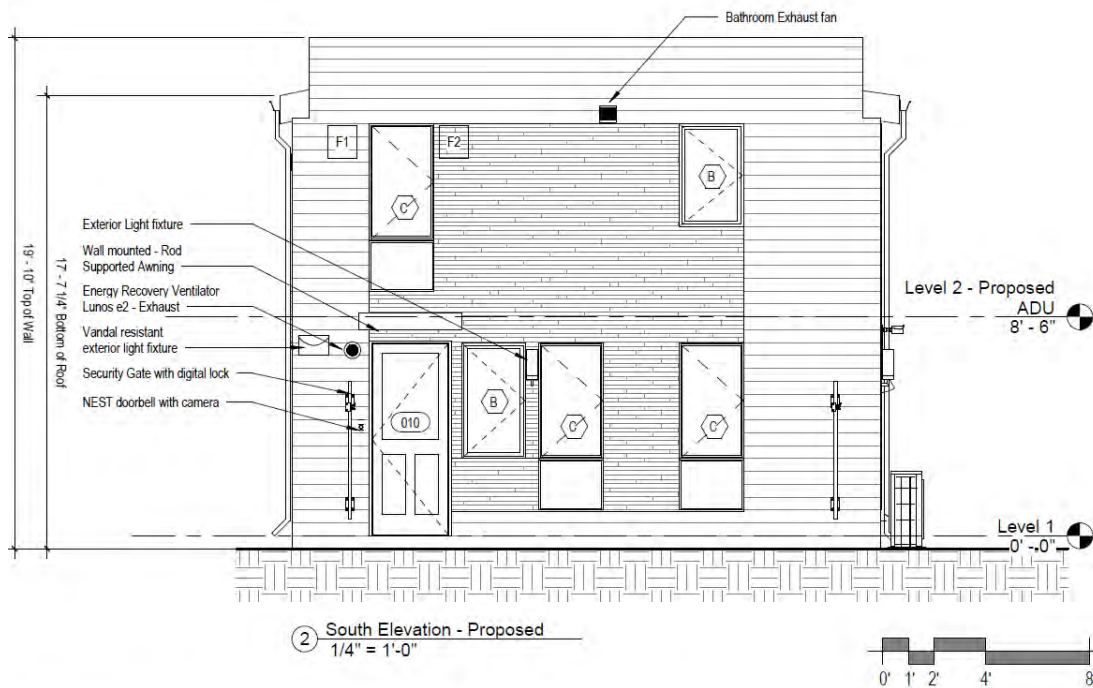
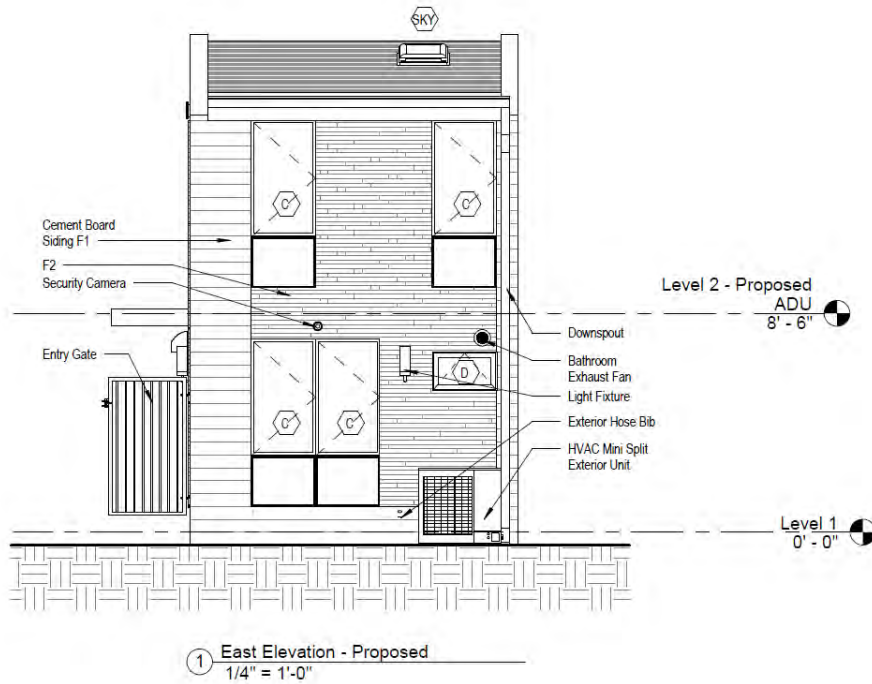
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628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

PROPOSED FLOOR PLANS		
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Project number	240628	
Date	05/30/2025	

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Consent Agenda

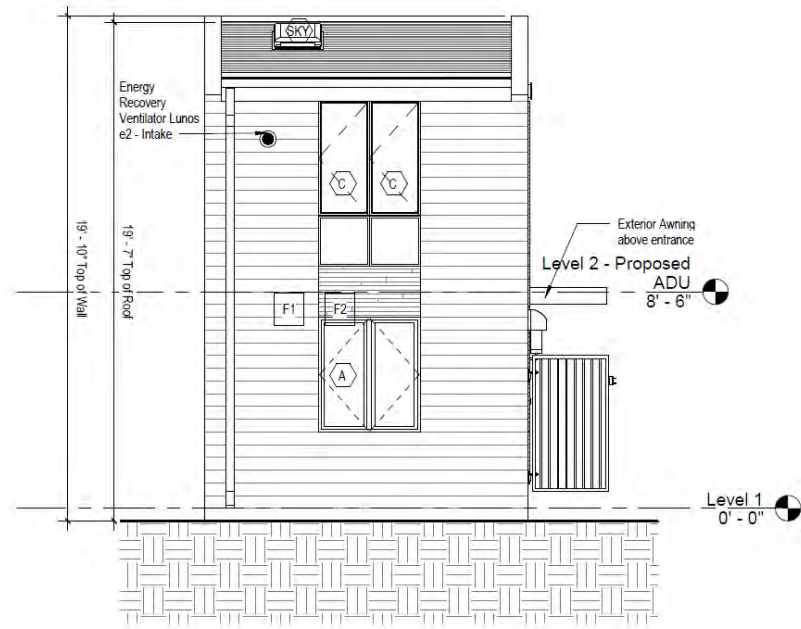


 Hana Schinder, Architect hs@hanaschinder.com - 202.431.8760 6316 2nd Street NW, Washington, DC 20011		FENDLEY 628 15th St NE Washington DC 20002		PROPOSED ELEVATIONS	
SECOND PRINCIPAL DWELLING		Scale	1/4" = 1'-0"	-BZA-0203	
		Project number	240628		
		Date	05/30/2025		

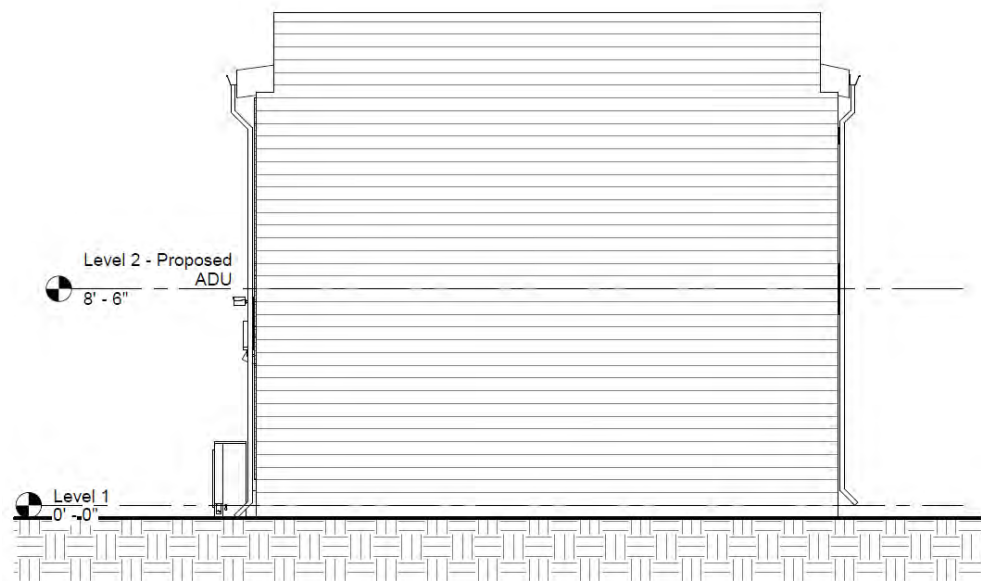
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Consent Agenda



① West Elevation - Proposed
1/4" = 1'-0"



② North Elevation - Proposed
1/4" = 1'-0"



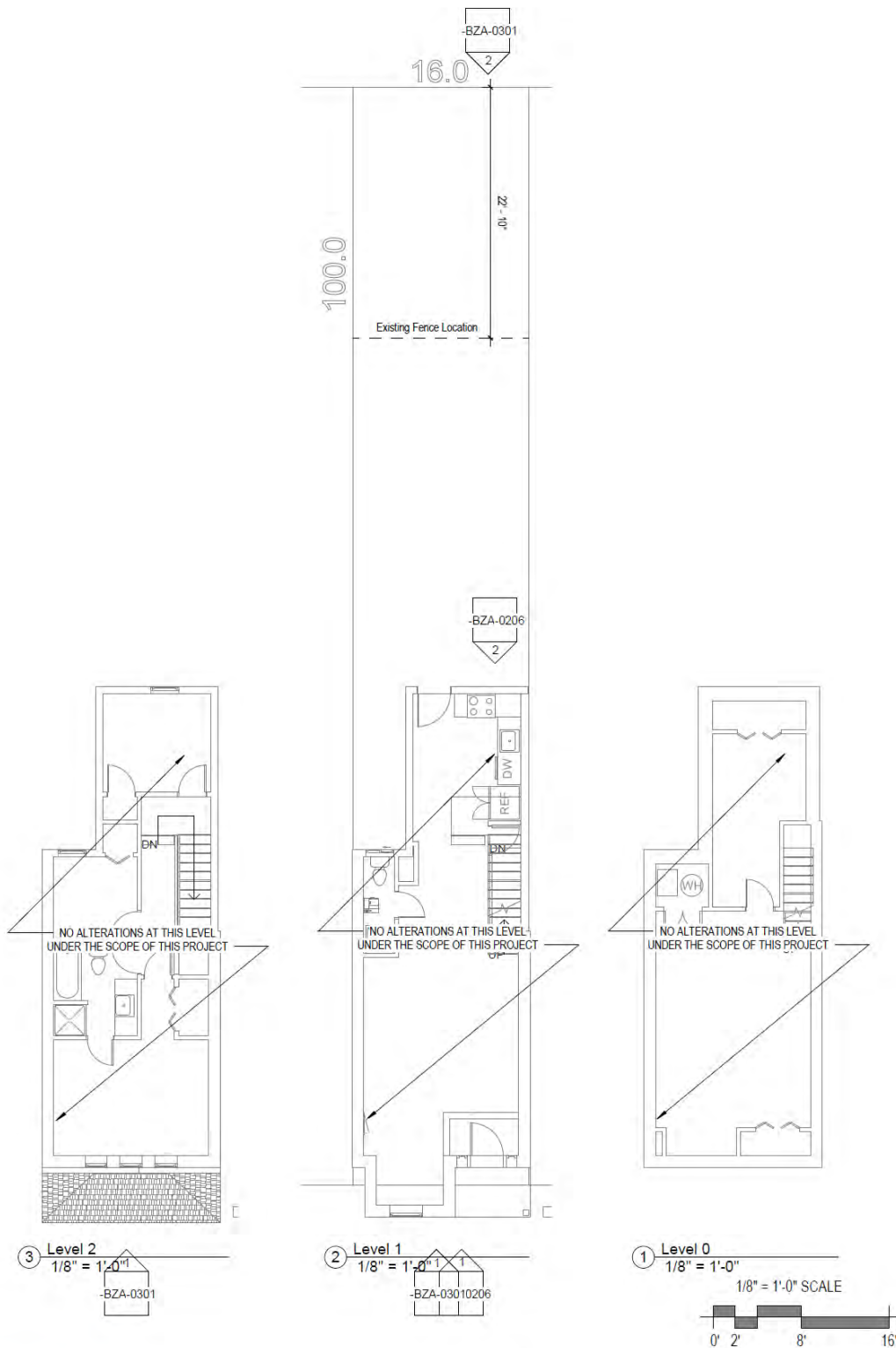
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628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

PROPOSED ELEVATIONS		
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Project number	240628	
Date	05/30/2025	

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Consent Agenda



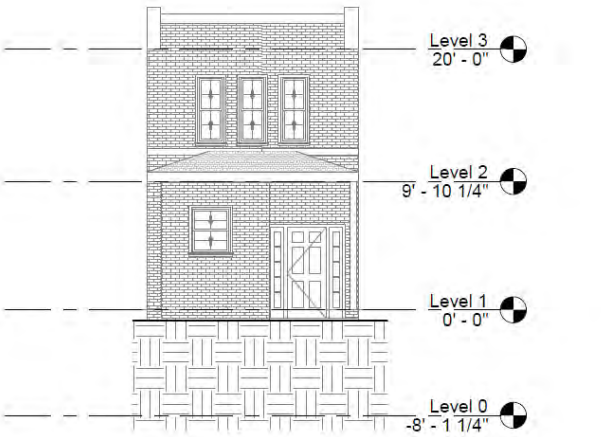
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628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

EXISTING FLOOR PLANS		
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Project number	240628	
Date	05/30/2025	

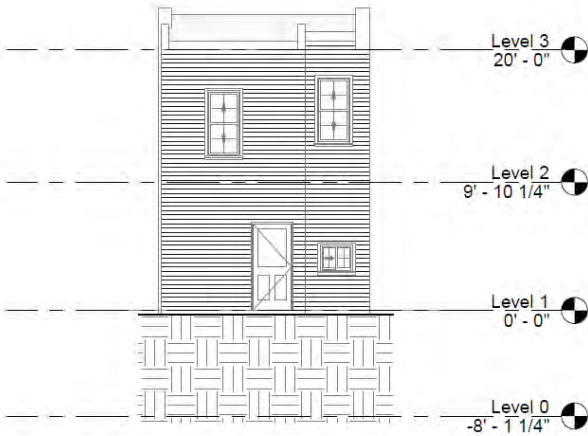
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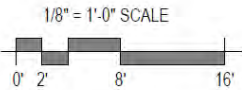
Consent Agenda



① East View - Existing
1/8" = 1'-0"



② West View - Existing
1/8" = 1'-0"



FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

EXISTING ELEVATIONS		
Scale	1/8" = 1'-0"	-BZA-0206
Project number	240628	
Date	05/30/2025	

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Consent Agenda



① Summer Shade Study - Elevation
1/8" = 1'-0"



② Summer Shade Study - Proposed
1/8" = 1'-0"



③ Summer Shade Study - Existing
1/8" = 1'-0"



FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

SUMMER SUN SHADE STUDY - ELEVATION		
Scale	1/8" = 1'-0"	-BZA-0300
Project number	240628	
Date	05/30/2025	

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Consent Agenda



① Winter Shade Study - Elevation
1/8" = 1'-0"



② Winter Shade Study - Proposed
1/8" = 1'-0"



③ Winter Shade Study - Existing
1/8" = 1'-0"

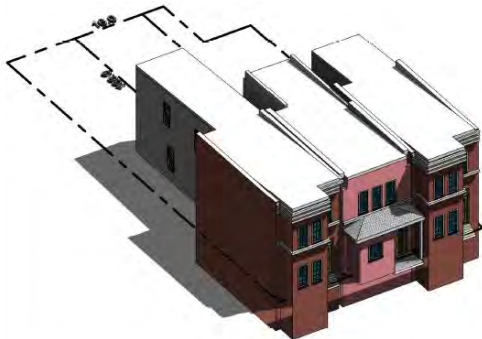


Ileana Schindler, Architect
ile@ileanaskindler.com - 202.431.6760
6316 2nd Street NW, Washington DC 20001

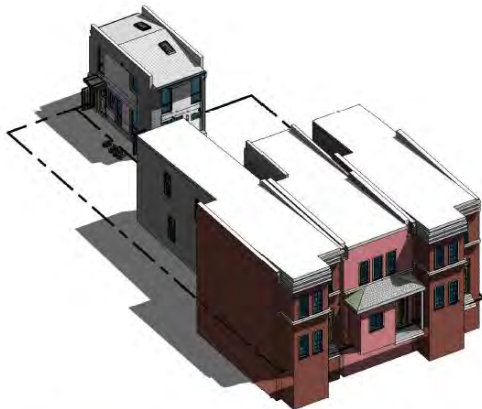
FENDLEY
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Washington DC 20002
SECOND PRINCIPAL DWELLING

WINTER SUN SHADE STUDY - ELEVATION		
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Date	05/30/2025	

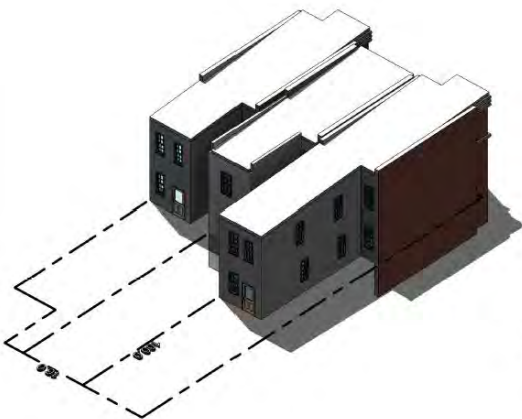
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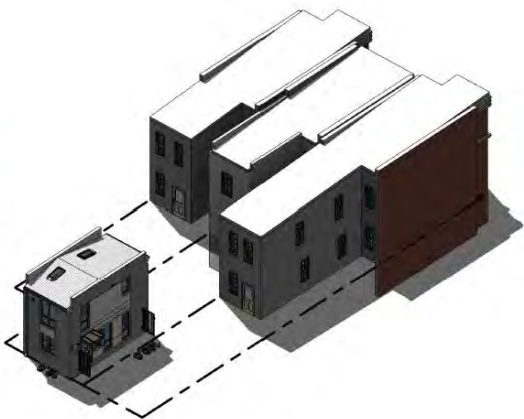
① Summer Sun Shade (Front) - Existing



② Summer Sun Shade (Front) - Proposed



③ Summer Sun Shade (Rear) - Existing



④ Summer Sun Shade (Rear) - Proposed



Anna Schneider, Architect
las@annaschneider.com • 202.431.6760
6316 2nd Street NW, Washington DC 20011

FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

SUMMER SUN SHADE STUDY - PERSPECTIVE		
Scale		-BZA-0302
Project number	240628	
Date	05/30/2025	

5/30/2025 1:53 PM



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
0862	0033	RF-1	6C05
Address of Property: 406 7th Street NE			
ZONING INFORMATION			
Relief from section(s): E § 207.1, E § 210.1			
Type of Relief: Special Exception			
Brief description of proposed project: Application of James and Alison Eyring, pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under Subtitle E § 5201 from the rear yard requirements of Subtitle E § 207.1 and the lot occupancy requirements of Subtitle E § 210.1, to enlarge and enclose the existing rear porch of an existing semi-detached principal dwelling unit in the RF-1 Zone at premises 406 7th Street NE (Square 0862, Lot 0033).			
Present use of Property: Single family dwelling			
Proposed use of Property: Single family dwelling			
CONTACT INFORMATION			
Owner Information		Authorized Agent Information	
Name: James and Alison Eyring		Name: Jennifer Fowler	
E-mail: info@jfowlerarchitecture.com		E-mail: jennifer@jfowlerarchitecture.com	
Address: 406 7th Street NE Washington, DC 20002		Address: 1453 Pennsylvania Ave SE 2nd Floor Washington, DC 20003	
Phone No.s: (979)820-2561		Phone No.s: (202)669-8841	
Phone No. Alternate:		Phone No. Alternate:	
WAIVERS			
<ul style="list-style-type: none">• 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	
Jennifer Fowler		4/7/2025	
<div>Board of Zoning Adjustment District of Columbia CASE NO.21311 EXHIBIT NO. 1</div> <div>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</div>			



Consent Agenda



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 28, 2025

Plat for Building Permit of :
SQUARE 862 LOT 33

Scale: 1 inch = 20 feet

Recorded in Book 37 Page 154

Receipt No. 25-02360

Drawn by: B.S.

Furnished to: JENNIFER FOWLER

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).

Anup Shrestha
For Surveyor, D.C.

I hereby certify that on this plat 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-on-line or party wall labeled as such, as well as projections and improvements in 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-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) any depiction on this plat, 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 ~~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 plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat 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.

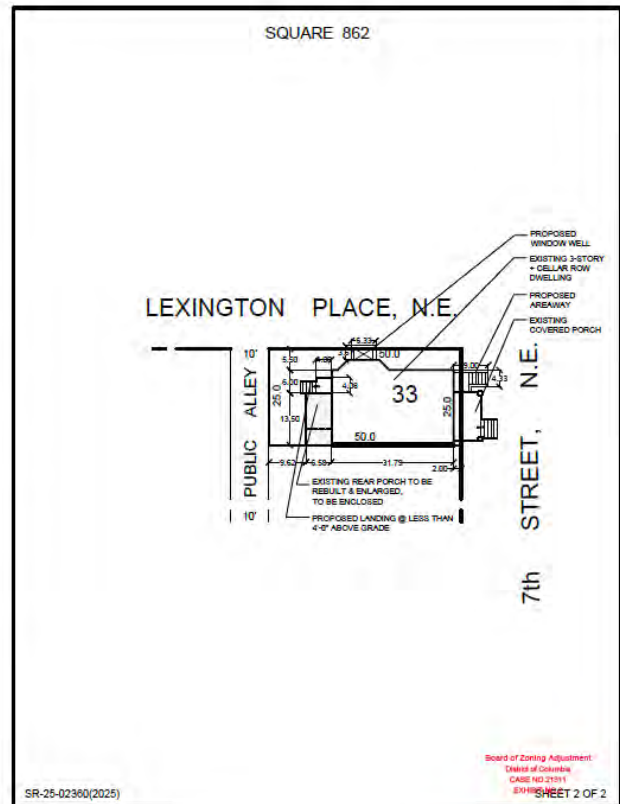
The Office of the Zoning Administrator will only accept a Building Permit issued by the Office of the Surveyor within two years prior to the date D.C.A. accepts a Building Permit Application, is complete.

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

Signature: _____
Date: _____
Printed Name: _____ Relationship to Lot Owner: _____
If a registered design professional, provide license number and include stamp below: _____

0 10 30 60 100
SCALE: 1:20

SR-25-02360(2025) SHEET 1 OF 2





406 7th STREET NE – RENOVATION & ADDITION

Washington, DC 20002

BZA Concept Plans March 24, 2025

OWNER:

JAMES & ALISON EYRING
406 7th STREET NE
WASHINGTON, DC 20002

ARCHITECT:

JENNIFER FOWLER ARCHITECTURE
1433 PENNSYLVANIA AVE SE
WASHINGTON, DC 20003
(202) 515-6433

PROPERTY INFORMATION:

LOT: 0033
SQUARE: 0862
LOT AREA: 1250 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: THREE STORY + CELLAR ROW DWELLING, SINGLE FAMILY DWELLING
PROPOSED: NO CHANGE

PROJECT DESCRIPTION:

EXISTING REAR PORCH TO BE ENCLOSED & ENLARGED. INTERIOR RENOVATIONS

ZONING INFORMATION:

RELIEF NEEDED: SUBTITLE E § 207.1 & SUBTITLE E § 210.1

	Existing	Proposed	Allowable
Lot Coverage	754.7 SF	763.4 SF	750 SF
(Percentage)	68.3%	68.1%	60%
Rear Yard	8.0'	NO CHANGE	20' MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	35.75'	NO CHANGE	35.0'
Stories	3+CELLAR	NO CHANGE	3+CELLAR
Parking	NONE	NO CHANGE	1 PER PRINCIPAL DU
Square Footage			
Cellar	145 SF	834 SF	N/A
First Floor	649 SF	737 SF	N/A
Second Floor	649 SF	737 SF	N/A
Third Floor	610 SF	NO CHANGE	N/A
Total	2053 SF	2918 SF	N/A



FRONT FACADE

DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
- C-3 BLOCK PLAN
- C-4 SITE PLAN
- D-1 CELLAR & FIRST FLOOR DEMOLITION PLAN
- D-2 SECOND & THIRD FLOOR DEMOLITION PLAN
- A-1 CELLAR PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 THIRD FLOOR PLAN
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS



REAR FACADE



VIEW FROM SIDE/LEXINGTON PL



VIEW FROM SIDE/LEXINGTON PL



REAR/SIDE VIEW



EXISTING REAR PORCH



VIEW FROM LEXINGTON PL LOOKING EAST



REAR VIEW FROM ALLEY



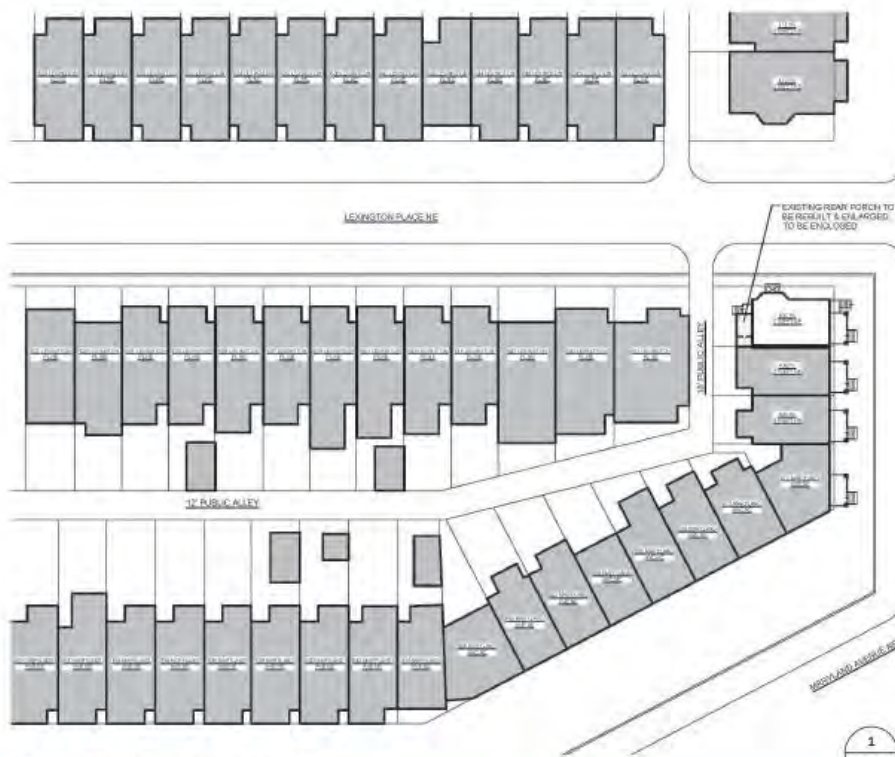
ALLEY VIEW LOOKING NORTH

406 7th STREET NE – PHOTOGRAPHS

C-2

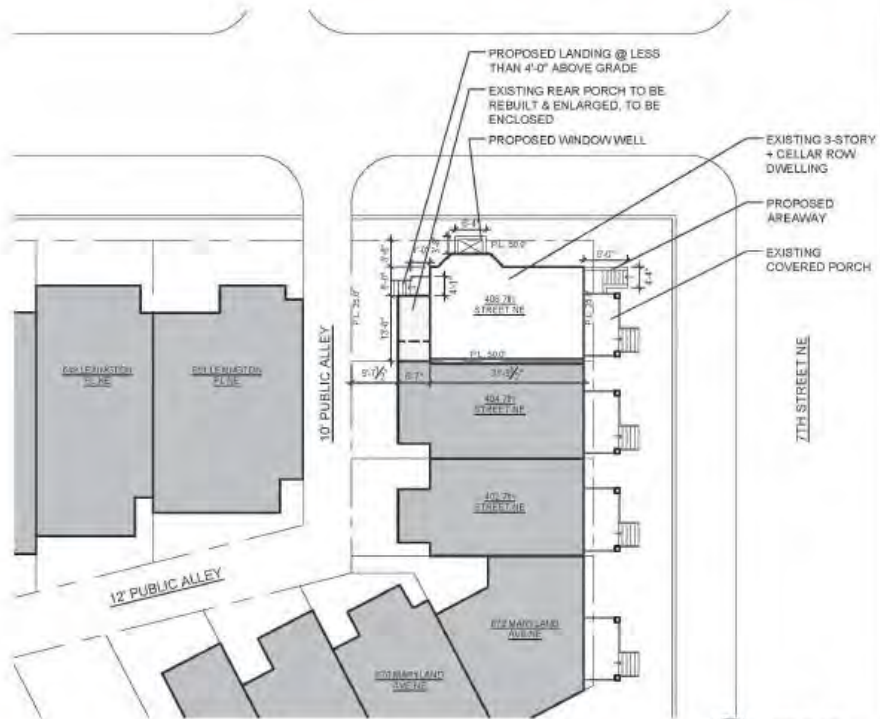


Consent Agenda



406 7TH STREET NE – BLOCK PLAN

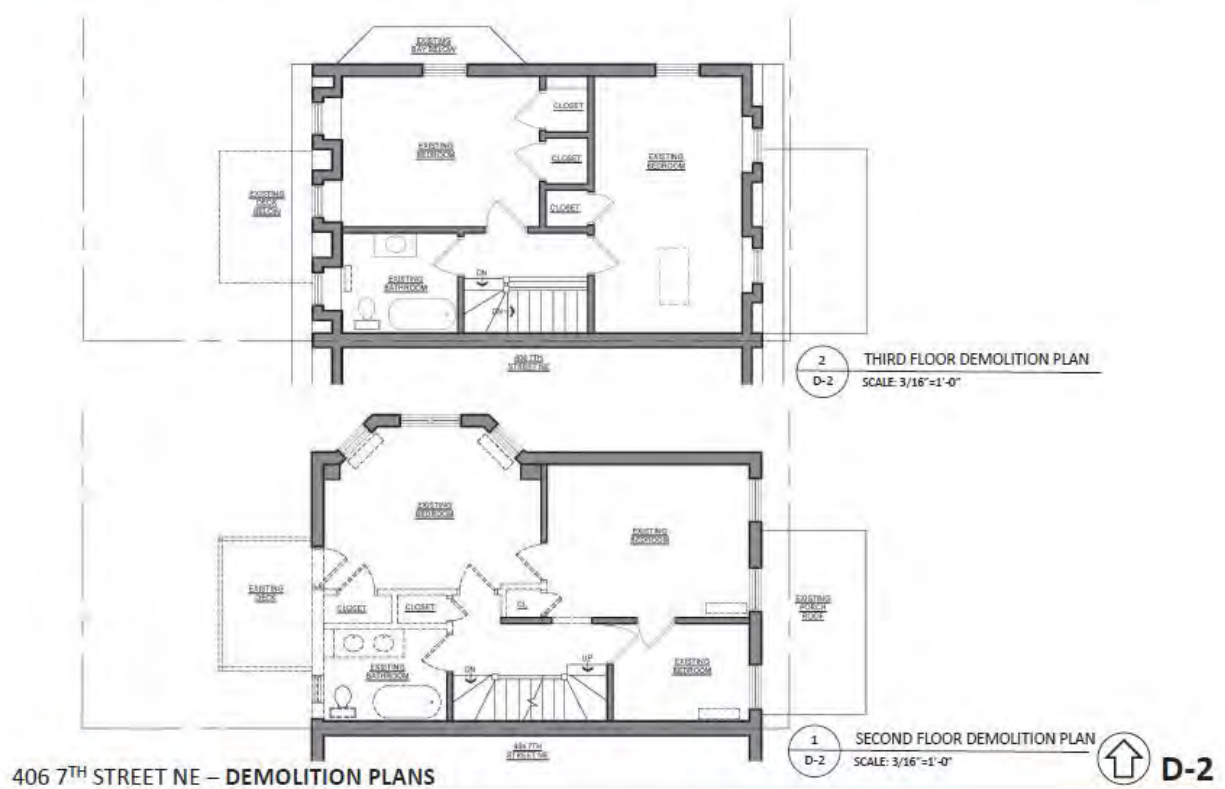
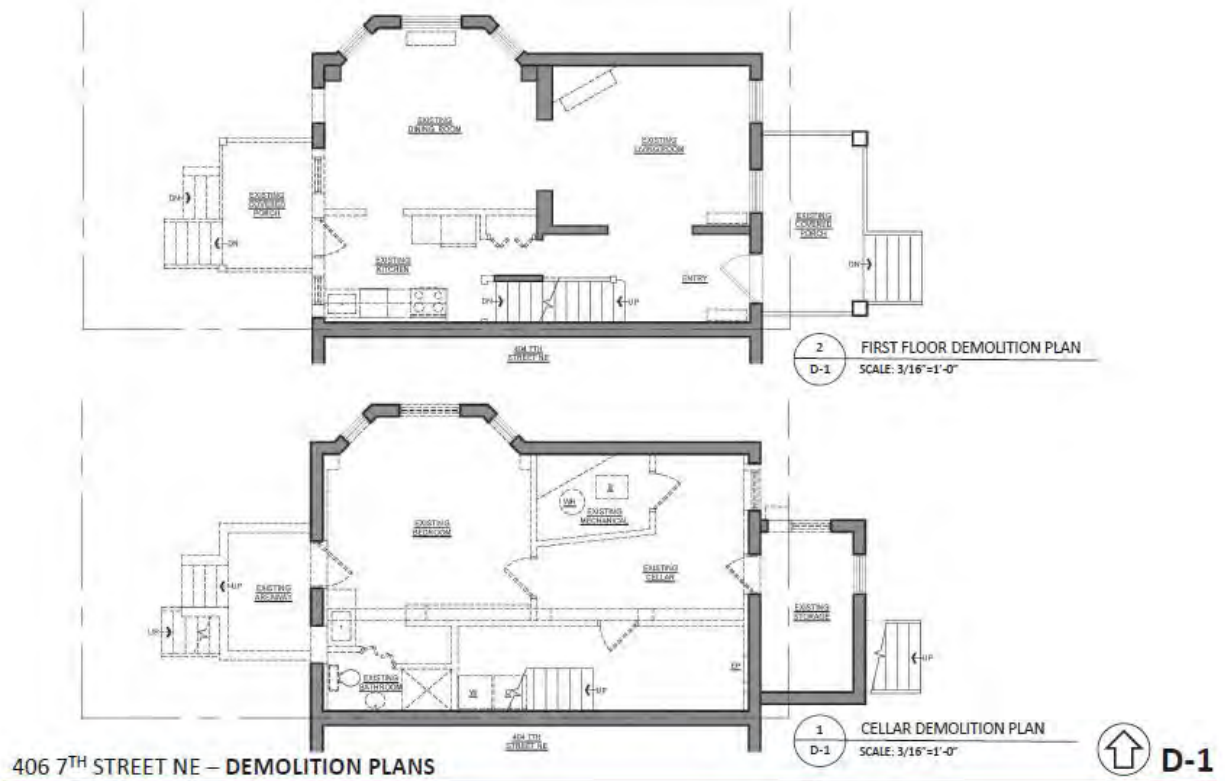
1 BLOCK PLAN
C-3 SCALE: 1/32"=1'-0"



406 7TH STREET NE – SITE PLAN

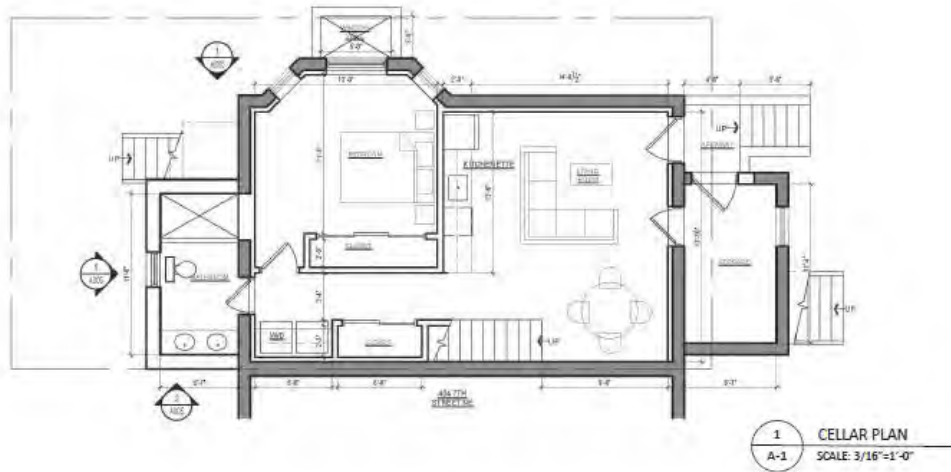
1 SITE PLAN
C-4 SCALE: 1/16"=1'-0"





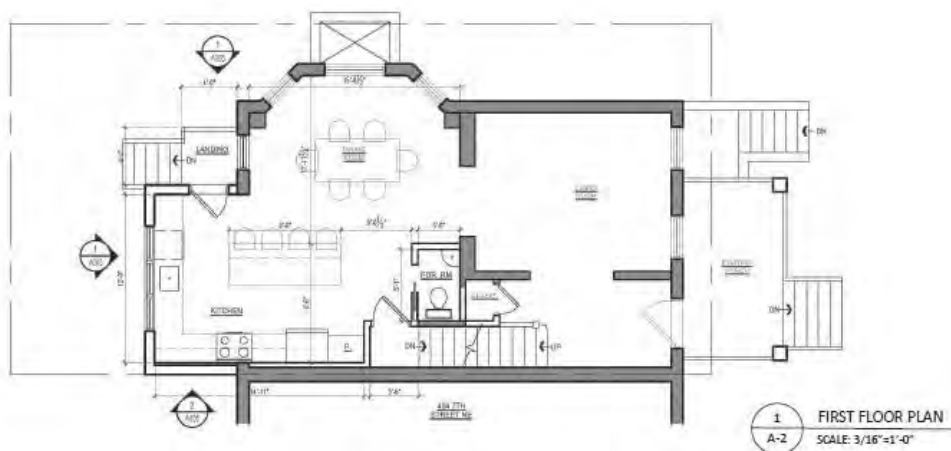


Consent Agenda



406 7TH STREET NE – NEW WORK PLANS

 **A-1**

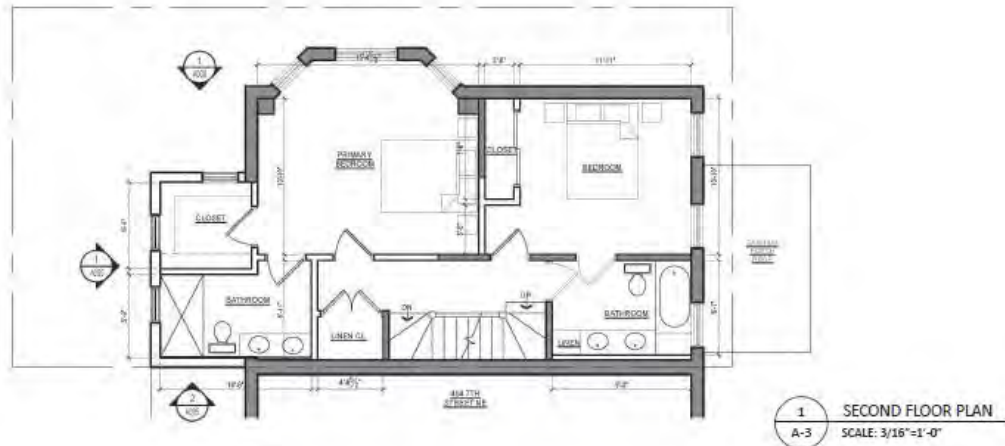


406 7TH STREET NE – NEW WORK PLANS

 **A-2**



Consent Agenda



406 7TH STREET NE – NEW WORK PLANS

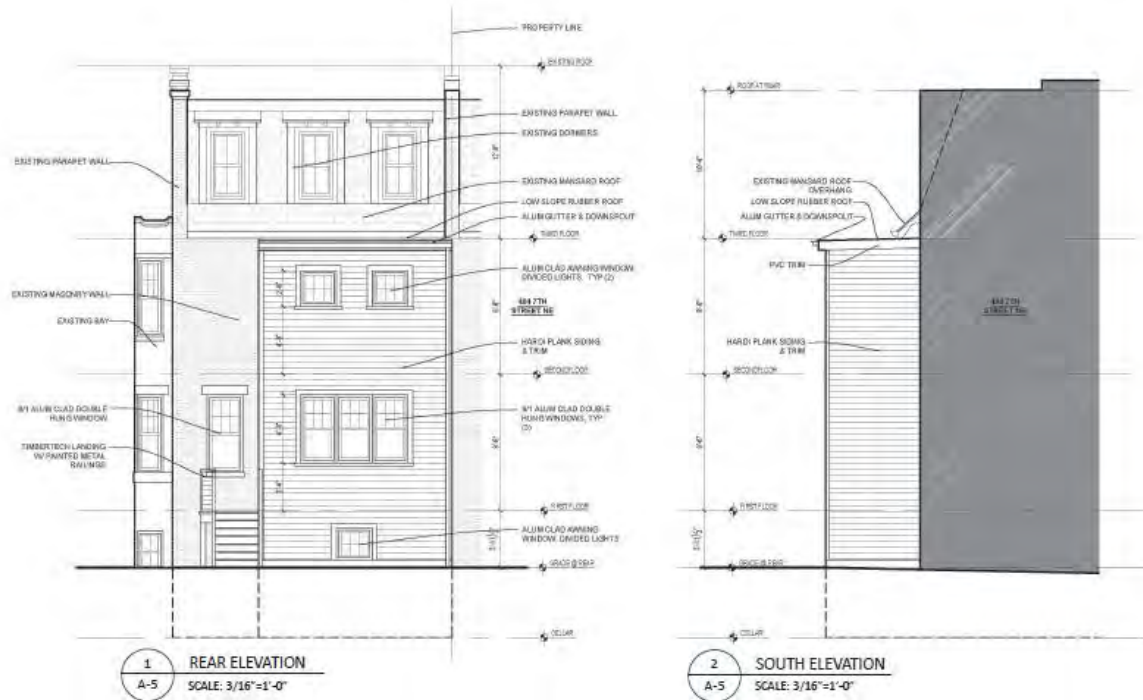


406 7TH STREET NE – NEW WORK PLANS



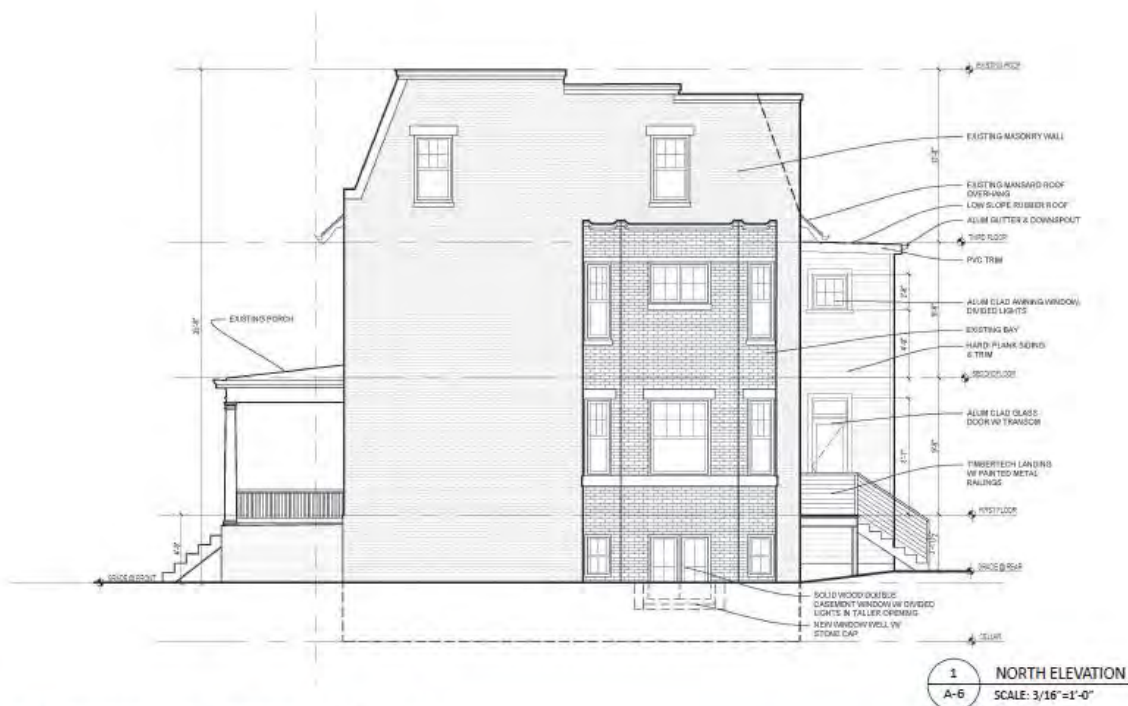


Consent Agenda



406 7TH STREET NE – EXTERIOR ELEVATIONS

A-5



406 7TH STREET NE – EXTERIOR ELEVATIONS

A-6



Officer Reports - Treasurer



TO: ANC 6A
FROM: Roberta Shapiro, Commissioner 6A03, Treasurer
Date: September 2, 2025
Subject: **Treasurer's Report for September 2025 ANC Meeting**

Current Financial Status

1. As of the end of August 2025, the ANC 6A available funds balance reported by OANC was \$31,180.24 down from \$32,323.24 at beginning of August (See attachment)
2. The negative change of \$1,143.19 was due to debiting \$275.00 and \$846.19 for July contract services and \$22.00 for the domain name registration.
3. This NCB cash balance on August 29, 2025 was \$33,077.74. The difference between NCB and OANC balance is comprised of the lost two uncleared payments of \$846.19 for administrative serves, \$102.06 check issued in June that was cancelled and needs to be credited by OANC, the reissued uncleared check for \$102.06 and the ubiquitous and mysterious \$1 balance difference between NCB and OANC. In sum, we believe that the OANC total is understated by \$102.06. I will reach out to them to discuss the needed adjustment.
4. ANC 6A has a checking account balance of \$100.05.

ANC 6A Monthly Treasurer's Report

Month:

August

2025

Opening Report Balance:

\$32,323.43

Closing Report Balance:

\$31,180.24

Change:

(\$1,143.19)

Transactions

Check/Dep ↑↓	Date ↑↓	Payee/Payor	Cat ↑↓	Income	Expense
2144	2025-08-06	Anna Tsaur	7		\$275.00
2145	2025-08-06	WebHSP	3		\$22.00
2146	2025-08-07	Irene Dworakowski	7		\$846.19



Officer Reports - Treasurer



To: ANC 6A
From: Roberta Shapiro, Treasurer, ANC 6A
Subject: Proposed FY 26 Budget and Miscellaneous Treasury Related Business
Date: September 22, 2025

PROPOSED FY '26 BUDGET

Attached below is a proposed FY 26 Budget for review and approval by ANC 6A.

A few points for consideration re: this proposed budget.

1. OANC allocations have been confirmed as unchanged from last year, \$4,627.94 per quarter, or \$18,499.88 per year, assuming no OANC “claw backs.”
2. The revenue budget does not include interest from the Saving Account or potential interest from money market or CD accounts which might be opened in the future.
3. The budget assumes ongoing reliance on our excellent contracted staff, at the same rates as in FY '25. This \$13,200.00 expense “POServ” represents 71% of the total budget.
4. The next largest category of expenditures “Communications” at \$3,497.50 represents 19% of the proposed budget and consists of:
 - \$337.50 for *Fagin Guide* and \$2,835 for 12 x 1/8 *Hill Rag* (The combined \$3,172.50 represents a reduction from \$4774 in FY '25. See new ad size samples below.)
 - \$25.00 monthly for Adobe software and an estimated \$25 annually for website registration (Note: These two estimated expenses include potential inflation adjustments.)
5. Up to \$3,000.00 is budgeted for community grants or events. *It is important to note that any grants must be submitted to OANC, by the treasurer, for prescreening before ANC 6A approval for disbursement.*
6. Finally, \$700.00 is budgeted for miscellaneous expenses, including potential costs of any extra meetings.
7. Given these assumptions, proposed **FY '26 expenses of \$20,397.50 exceed anticipated revenue by \$1,897.62.** This shortfall would be funded drawing down approximately 6.3% of the ANC's retained earnings.

BUDGET MOTION REQUESTED

Approval of a FY '26 Budget.

SAVINGS ACCOUNT

The ANC maintains a \$100.00 savings account which has accrued \$0.05 in interest YTD.

SAVING ACCOUNT MOTION REQUESTED

Approval to close savings account and consolidate funds with checking account.



Officer Reports - Treasurer



	Q1	Q2	Q3	Q4	TOTAL FY 26
Approved FY25					
Estimated Balance Forward	\$ 30,086.08	\$ 28,013.55	\$ 28,113.52	\$ 28,163.49	
Receipts					
Allotment	\$ 4,624.97	\$ 4,624.97	\$ 4,624.97	\$ 4,624.97	
Interest	\$ -	\$ -	\$ -	\$ -	
Deposit Other	\$ -	\$ -	\$ -	\$ -	
Transfer from Savings	\$ -	\$ -	\$ -	\$ -	
Total Revenue	\$ 4,624.97	\$ 4,624.97	\$ 4,624.97	\$ 4,624.97	\$ 18,499.88
Funds Available	\$ 34,711.05	\$ 32,638.52	\$ 32,738.49	\$ 32,788.46	
Expenses					
1. Personnel	\$ -	\$ -	\$ -	\$ -	\$ -
2. Direct Office					\$ -
3. Communications*, **	\$ 3,247.50	\$ 75.00	\$ 75.00	\$ 100.00	\$ 3,497.50
4. Office Supply					\$ -
5. Grants	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00
6. Local Transportation	\$ -	\$ -	\$ -	\$ -	\$ -
7. POServ***	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 13,200.00
8. Bank Fees					\$ -
9. Other****	\$ 150.00	\$ 150.00	\$ 200.00	\$ 200.00	\$ 700.00
T-O. Transfer to Savings	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 6,697.50	\$ 4,525.00	\$ 4,575.00	\$ 4,600.00	\$ 20,397.50
Ending Balance	\$ 28,013.55	\$ 28,113.52	\$ 28,163.49	\$ 28,188.46	\$ (1,897.62)

* \$3,172.50 includes \$337.50 for Fagin Guide and \$2,835.00 for 12 x 1/8 HillRag ads for ANC6C and Keith Roofing (See below)

**\$25.00 monthly for Adobe and est. \$25 annual for website registration

*** Admin and notekeeper at same comp rate

****Miscellaneous expenses including personnel for any extra meetings.



Keith Roofing

EXPERT WORKMANSHIP AT REASONABLE PRICES!

Residential/Commercial • Over 40 years of Experience
Chimney Repairs • Storm & Wind Damage Repair

- New or Re-Roofing
- Tear-Off & Replacement
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- Seamless & Flat Roofs
- Re-Sealing
- Tar, Asphalt, Gravel, Hot Coats
- Modified Bitumen



Insurance Claims • Free Estimates • 24Hr. Service

Fully Insured • Licensed • Bonded
"No Job Too Large or Small"
Senior & Military Discounts Available!

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All Work Inspected by Owner...Deals Directly with Customers!
All Work Fully Guaranteed



Committee Reports Community Outreach Committee (COC)



Community Outreach Committee Meeting Minutes May 28, 2025 - 7:00 pm

Note taker: Paul Spires

Attendees:

Paul Spires, Chair
Nikki Del Casale
Dave Wethington
Gail Sullivan
Stephen Kolb
Renee **Dworakowski**

7:00 pm Call to order

7:05 pm Adopted agenda and Approved minutes

7:18 pm During review of ANC 6A agenda, Renee suggested inviting a representative of the OANC to meetings where Grant application requests are being made.

7:34 pm Commissioner Kolb suggested the Safe Passage program be ongoing beyond school hours.

7:48 pm Commissioner Spires made a motion to adjourn and was voted yes unanimously



Committee Reports Alcoholic Beverage and Cannabis (ABC)



Accept May 2025 committee report. (No report submitted.)



Committee Reports

Alcoholic Beverage and Cannabis (ABC)



Minutes

Alcoholic Beverage and Cannabis (ABC) Committee
Advisory Neighborhood Commission (ANC) 6A
Tuesday, June 24, 2024, 7:00 pm
Virtual Meeting—Held on Zoom

Pursuant to notice duly given, a meeting of the Alcoholic Beverage and Cannabis (ABC) Committee (**“Committee”**) of ANC 6A was held commencing at 7:00 pm ET on June 24, 2024, on a publicly posted Zoom event.

Committee Members Present: Monica Martinez, Steve Beam, and Erik Lockett

Commissioners Present: Amber Gove and Mike Velasquez

Establishment Representatives Present: Darrin Ebron owner of Luxury Soil

- I. Call to Order/Approval of Agenda/Approval of Minutes
 - Interim Chair Velasquez called the meeting to order just after 7pm.
 - Before approving the agenda, the chair noted two corrections:
 - **First, item two should state that Tiffany’s Bar and Bistro is applying for a renewal of its Class C restaurant license with a summer garden endorsement, which had been mistakenly omitted.**
 - Second, the agenda incorrectly listed the next meeting as June 22 instead of July 22.
- II. Community Comment
 - No community members requested to comment.
- III. New Business
 - Commissioner Velasquez welcomed Mr. Hessler of Gallery O On H St
 - The committee discussed the renewal of a Class C multipurpose restaurant license with a summer garden endorsement for Gallery O on H Street.
 - The owner, Mr. Hessler, spoke about the venue's long-standing presence in the community since 1998. He highlighted its use for various cultural and community events, including the DC Jazz Festival, supporting local nonprofits like City Dogs, and hosting art showings with live music. Mr. Hessler expressed a commitment to the H Street community and mentioned plans to rehabilitate an adjacent building to expand the "campus." He also noted that the venue primarily sells beer and wine and does not serve food or hard liquor.
 - A motion was made to support the license renewal. A discussion arose regarding a new standard for renewals, specifically the execution of a new settlement agreement. While the committee noted that Gallery on H had been a good neighbor with no community issues, they wanted to ensure a consistent process for all businesses. The final motion, which passed unanimously, was to recommend that the ANC support the renewal, contingent upon the execution of a new, updated settlement agreement.
 - Commissioner Gove moved that the Committee recommend that the ANC protest the license unless a settlement agreement was reached.



Committee Reports

Alcoholic Beverage and Cannabis (ABC)



- Mr. Beam seconded the motion and Gove accepted a friendly amendment to authorize Mr. Beam to negotiate the agreement. The amended motion passed unanimously 5-0
- The committee moved to discuss the application for a medical cannabis license for Proper Exotic at 313 H Street NE. Commissioner Kolb explained that this was a renewed application after a previous protest and a complicated procedural history with the Alcoholic Beverage and Cannabis Administration (ABCA). He reported that the applicant, Mr. Al Naji, was seen doing work on the property despite the application not being fully approved.
 - The committee acknowledged the procedural complexities and decided to treat this as a new application to ensure proper process and public input.
 - Several community members, including Commissioner Adelstein of ANC 6C, voiced their strong opposition. Key concerns included:
 - Proximity to family-friendly establishments: The location is near a daycare center, a child educational facility, and Honey Bunny, a business where children work.
 - Residential character: Residents feel that a cannabis dispensary is not compatible with their heavily residential neighborhood.
 - Delivery service: The application includes a request for a delivery service, which raises concerns about increased scooter traffic, noise, and potential blockages on the street, which is a major thoroughfare for emergency vehicles.
 - Commissioner Kolb moved that the ANC 6C Alcohol, Beverage, and Cannabis Committee recommend protesting the Proper Exotic application for a cannabis dispensary and delivery service at 313 8th Street NE. A friendly amendment clarified that the committee makes recommendations, not final decisions.
 - Commissioner Velasquez then proposed an additional amendment: that the committee formally request ABCA to validate whether the proposed location violates proximity restrictions involving daycares, the music school, or the youth mentoring program. Members discussed whether this should be included in the protest letter or sent as separate correspondence and agreed to pursue a separate request.
 - The committee unanimously approved both motions: (1) to ask ABCA for confirmation regarding proximity restrictions, and (2) to recommend that the full ANC protest the application. Commissioners agreed not to place the **application on the ANC's consent agenda, ensuring residents would have a public forum to express their views at the July meeting.**
- The Committee then moved to the final three liquor license applications
 - Fresca Taqueria License Renewal (701 A Street NE)
 - License Type: Class C restaurant license with entertainment and sidewalk café endorsements.
 - Discussion: Commissioners reported no concerns; business has a strong history of community support.
 - Motion: Recommend that ANC 6A send a letter of support for renewal.
 - Vote: Passed unanimously (6-0).
- **Tiffany's Bar & Bistro License Renewal (709 H Street NE)**



Committee Reports

Alcoholic Beverage and Cannabis (ABC)



- License Type: Class C restaurant license with summer garden endorsement.
- Discussion:
 - Establishment under new ownership.
 - Commissioners visited the site; positive impressions of space and food.
 - Agreement that a new settlement agreement should be executed.
- Motion: Recommend that ANC 6A protest the renewal unless a settlement agreement is signed.
- Vote: Passed unanimously (6-0).
- Item to remain on the consent agenda unless pulled for further discussion.
- B&B Convenience and More (1447 Maryland Avenue NE)
 - Application: Retail Class B beer and wine license.
 - Discussion:
 - Applicant did not appear due to short notice.
 - Commissioners concerned about adding another alcohol retailer in an area with significant drug activity and safety challenges near Starburst Plaza.
 - Suggestion to consider pursuing a liquor license moratorium zone in this area in the future.
 - Motion: Recommend that ANC 6A protest the application unless a settlement agreement is reached.
 - Vote: Passed unanimously (6-0).
 - Commissioners requested the item be pulled from the consent agenda at the full ANC meeting if the applicant attends.

The meeting was adjourned around 8:20 pm.



Committee Reports
Alcoholic Beverage and Cannabis (ABC)



**THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE AND CANNABIS BOARD**

In the Matter of:)	
)	
MSWM, Inc.)	
t/a Tiffany's Bar and Bistro)	
)	
Holder of a)	License No.: ABRA-129463
Retailer's Class CR License)	Order No.: 2025-850
)	
at premises)	
709 H Street, NE)	
Washington, D.C. 20002)	
)	

MSWM, Inc., t/a Tiffany's Bar and Bistro

Roberta Shapiro, Commissioner, Advisory Neighborhood Commission (ANC) 6A

BEFORE: Donovan Anderson, Chairperson
Silas Grant, Jr., Member
Teri Janine Quinn, Member
Ryan Jones, Member
David Meadows, Member

ORDER ON SETTLEMENT AGREEMENT

The official records of the Alcoholic Beverage and Cannabis Board (Board) reflect that MSWM, Inc., t/a Tiffany's Bar and Bistro (Licensee) and ANC 6A have entered into a Settlement Agreement (Agreement), dated July 18, 2025, that governs the operations of the Licensee's establishment.

The Agreement has been reduced to writing and has been properly executed and filed with the Board. The Licensee and Commissioner Roberta Shapiro, on behalf of ANC 6A, are signatories to the Agreement.



Committee Reports Alcoholic Beverage and Cannabis (ABC)



Accordingly, it is this 6th day of August 2025, **ORDERED** that:

1. The above-referenced Settlement Agreement submitted by the parties to govern the operations of the Licensee's establishment is **APPROVED** and **INCORPORATED** as part of this Order, except for the following modification:

Subsection 2.2.5 (Public Safety) – this Subsection shall be modified to read as follows: “The establishment shall maintain a security plan on file with the Board.”

The parties have agreed to this modification.

2. Copies of this Order shall be sent to the Parties.



Committee Reports
Alcoholic Beverage and Cannabis (ABC)



District of Columbia
Alcoholic Beverage and Cannabis Board

Signed via Scantron DocuSign
Donovan Anderson
http://abc6a.dcsd.org/abc6a/7300001.docx

Donovan Anderson, Chairperson

Silas Grant, Jr., Member

Teri Janine Quinn

Teri Janine Quinn, Member

Ryan Jones, Member

David Meadows, Member

Pursuant to D.C. Official Code § 25-433(d)(1) (applicable to alcohol matters) or 22-C DCMR § 9720 (applicable to medical cannabis matters), any party adversely affected may file a Motion for Reconsideration of this decision within ten (10) days of service of this Order with the Alcoholic Beverage and Cannabis Administration, 899 North Capitol Street NE, Suite 4200 B (Alcohol Division), Suite 4200 A (Medical Cannabis Division), Washington, DC 20002.

Any party adversely affected may file a Motion for Reconsideration of this decision within ten days of service of this Order with the Alcoholic Beverage and Cannabis Administration, 899 North Capitol Street, N.E., Suite 4200-A, Washington, D.C. 20002. Also, pursuant to § 11 of the *District of Columbia Administrative Procedure Act*, Pub. L. 90-614, 82 Stat. 1209, D.C. Code § 2-510 (2001), and Rule 15 of the District of Columbia Court of Appeals, a party that is adversely affected may have the right to appeal this Order by filing a petition for review, within 30 days of the date of service of this Order, with the District of Columbia Court of Appeals, located at 430 E Street, N.W., Washington, D.C. 20001. Parties are advised that the timely filing of a Motion



Committee Reports

Alcoholic Beverage and Cannabis (ABC)



for Reconsideration stays the time for filing a petition for review in the District of Columbia Court of Appeals until the Board rules on the motion. *See* D.C. App. Rule 15(b) (2004). Parties are further advised that the failure to present all matters of record that have allegedly been erroneously decided in a motion for reconsideration may result in the waiver of those matters being considered by the Board. The Board also reserves the right to summarily deny or not consider multiple and repetitive motions.

Parties are also advised that the Superior Court of the District of Columbia may have jurisdiction to hear appeals in non-contested cases or in matters where that court is specifically provided jurisdiction by law. Finally, advisory neighborhood commissions (ANCs) are advised that their right to appeal or challenge a decision of the Board may be limited by the laws governing ANCs. *See e.g.*, D.C. Code § 1-309.10(g).



Committee Reports Alcoholic Beverage and Cannabis (ABC)



Made this 18th day of July 2025
by and between

Tiffany's Bar and Bistro MSWM, Inc. ABRA #-129463
709 H Street NE, Washington, DC 20002

and Advisory Neighborhood Commission 6A

Witnessed

Through this Settlement Agreement, both parties aim to create an environment whereby the applicant may operate as a viable contributing business to the Near Northeast community, while curtailing any adverse effects the business could have on the surrounding neighborhood. The Applicant is encouraged to work regularly with the ANC, neighborhood associations, and residents to ensure the business operations do not adversely affect the surrounding neighborhood. All parties believe the statements and provisions contained in this agreement are reasonable and must become integrated into the day-to-day operations of the establishment.

The Applicant's premises is within the boundaries of ANC 6A. The parties desire to enter into an agreement regarding the issuance, renewal, or modification of a Retailer's Class "A" or Class "B" Liquor License, including any special endorsements. The parties wish to state their mutual commitment to neighborhood peace, safety, and equity. Both parties recognize the importance of commercial districts and limited commercial operations within residential districts and of adjacent neighborhoods that are safe, clean, and pedestrian-friendly.

The Parties Agree As Follows:

1. **As Required by District of Columbia Law:** Listed for informational purposes only:
 - 1.1. **Public Space:** Applicant shall not allow parking on sidewalks or in RPP or other restricted zones and not locate trash bins, chairs, tables, or other items on public space without a public space permit.
 - 1.2. **Alcohol and Other Controlled Substances:** Applicant shall comply with all laws related to production, sales, distribution, and use of alcohol and other controlled substances.
 - 1.3. **Written Notification (24 Hours):** As required by Section 5604.4 of the District of Columbia Municipal Regulations, the establishment will provide to the ABCA and Law Enforcement Written Notice, within 24 hours of discovery of evidence of the following 'triggering events:' (1) any alarm activation; (2) any other event which requires public safety response; (3) any breach of security; (4) the failure of the security alarm system due to loss of electrical support or mechanical support; (5) fire; (6) any incident involving hazardous material; and (7) any incident that requires an emergency response.
 - 1.4. **Noise:** Applicant shall comply with DC Code § 25-725: Noise from licensed premises, including that the Applicant "shall not produce any sound, noise, or music of such intensity that it may be heard in any premises other than the licensed establishment".

Settlement Agreement between Tiffany's Bar and Bistro MSWM, Inc. ABRA #-129463
and ANC6A
Page 1 of 4



Committee Reports

Alcoholic Beverage and Cannabis (ABC)



Applicant acknowledges that an ABRA approved entertainment endorsement to establishment's license shall be required for any live performances including for example music, trivia contests, poetry readings, etc.

2. As Required by ANC 6A:

2.1. Noise and Odor Mitigation: Applicant shall:

- 2.1.1. Ensure that smoke or smells are not of such intensity that it is detectable in any premises other than the licensed establishment.
- 2.1.2. Monitor outdoors areas to ensure guests do not raise their voices above normal speaking tones, and enclose the entire perimeter of a summer garden and/or sidewalk cafe with a fence or other barrier. Prerecorded music, only, may be played in the summer garden subject to the time restrictions specified in 2.1.3 below, and subject to the restriction that sound not be audible in adjoining residences or establishments.
- 2.1.3. As specified in the ABCA License, close sidewalk cafes and/or summer gardens by no later than 9:30 pm Sunday through Thursday evenings and by 11:00pm on Friday and Saturday evenings. Sale and consumption of alcoholic beverages must end at that time and the patio must be cleared of all patrons and staff.

2.2. Public Safety: Applicant shall:

- 2.2.1. Make every reasonable effort to prohibit and prevent crime and patron rowdiness, including refusing admission/service to rowdy and/or unruly persons.
- 2.2.2. Call appropriate emergency services if Applicant observes illegal or dangerous activity or situations.
- 2.2.3. Keep a written record of dates and times (a "call log") when the Applicant calls emergency services for assistance.
- 2.2.4. Maintain a detailed incident log. An incident is defined as any activity by patrons of the establishment that lead to acts of violence or damage to property. Each incident will contain the date, time, and location of each incident with a concise summary. Guests and staff involved or witnesses of the incident will be identified and listed. If there is a medical or police response, that information will also be noted.
- 2.2.5. Maintain and make available to the ANC, upon request, a comprehensive security plan.

2.3. Sanitation: Applicant shall:

- 2.3.1. Maintain public space (minimally the front sidewalk up to and including the gutter in front of the subject premises, and the alleyway behind or on the side of the subject premises) adjacent to the establishment in a clean and litter-free condition.
- 2.3.2. Pick up trash and recycling a minimum of twice daily, once before business hours and after closing.
- 2.3.3. Maintain regular trash, garbage, and recycling removal service; regularly remove trash and recycling from the trash and dumpster area; and see that the trash and dumpster area remain clean.
- 2.3.4. Follow all current recommendations by DC Health "Using Dumpsters to Prevent Rodent Problems".¹

2.4. Other:

- 2.4.1. Applicant shall make best efforts to prevent illegal public consumption of alcohol and cannabis adjacent to the licensed premises.

Settlement Agreement between Tiffany's Bar and Bistro MSWM, Inc. ABRA #-129463
and ANC6A
Page 2 of 4



Committee Reports

Alcoholic Beverage and Cannabis (ABC)



2.4.2. Applicant is encouraged to attend or send a representative, from time to time, to ANC 6A public meetings posted on anc6a.org

3. As Required to Modify or Enforce this Settlement Agreement: Applicant and ANC agree:

- 3.1.1. To retain a copy of this Settlement Agreement in the establishment and on the ANC website and have it available for review upon request.
- 3.1.2. That if any provision of this agreement or any portion thereof is held to be invalid or unenforceable, the remainder of the agreement shall nonetheless remain in full force and effect.
- 3.1.3. To respond within 10 days to any party that believes in good faith that the Applicant or ANC is in violation of this agreement and provides a written notice specifying the alleged violation to the applicant. In cases where the defaulting Party reasonably requires more than 10 days to come into compliance, the defaulting Party shall, within 10 days, make substantial efforts toward compliance and pursue those efforts until the default is corrected.
- 3.1.4. That if the applicant should breach the conditions of this agreement and fail to come into compliance or make substantial efforts toward compliance, ANC 6A and/or its committees, or others may immediately petition the Alcoholic Beverage and Cannabis Administration (ABCA) to investigate violations of this agreement and take appropriate actions per 23 D.C.M.R.
- 3.1.5. This agreement is binding on the applicant and its successors and that it will continue in force for any and all subsequent license holders at this location.
- 3.1.6. Modifications of this agreement are permissible by mutual agreement of the parties in writing and subsequent approval of the modification by the ABC Board pursuant to DC Code § 25-446. Settlement agreements; approval process; penalties for violations.

¹ Using Dumpsters to Prevent Rodent Problems (accessed via DC Health website on July 21, 2024) Mice, rats, gulls, pigeons, and other animal pests can find food, water, and shelter in and around Dumpsters. Follow these tips to prevent rodent problems near Dumpsters.

- Use Dumpsters with tight-fitting lids. Keep lids and doors closed at all times. This prevents trash from overflowing onto the ground, wind from blowing trash out, and rodents from jumping inside. Dumpsters with lightweight plastic lids or sliding doors are easier for children and seniors to use.
- Rats can jump three feet vertically and four feet horizontally! Mice can run up concrete walls. Consider these facts and place Dumpsters away from walls and fences. Place them on pavement rather than soil, because rats like to burrow in soil and underneath large objects.
- Choose the right type and size of Dumpster for your needs, and don't allow trash to overflow.
- Dumpsters sometimes rust along their bottom edges, resulting in holes and access for rodents. Insist that your waste disposal company provide a Dumpster made of sound metal or heavy-duty plastic, and free of openings ¼-inch or larger.
- Rodents can enter Dumpsters through the 1¼-inch or 1½-inch drain sometimes present in the rear wall or side. Ask your waste disposal company to put a drain plug in the Dumpster. If drain threads are damaged, a rubber plug can be installed. Supermarkets sell inexpensive copper scrubbers that can be used as temporary barriers in drain holes.
- Clean under and around dumpsters daily if necessary, and sweep up any spilled debris after collection. Trash tends to accumulate especially under and around compactors. Ask your waste disposal company for a dumpster or compactor that will minimize spillage.
- Clean Dumpsters and storage areas with a hose. Make sure the water flows into a drain so there are no puddles left, since rats need water.
- Use a chain and lock on the Dumpster lid if necessary to prevent scavenging and unauthorized use. Keep chains and cables from touching the ground, since rats can climb them.



Committee Reports
Alcoholic Beverage and Cannabis (ABC)



This is an agreement between Tiffany's Bar and Bistro MSWM, Inc. ABRA #-129463 and ANC 6A.

Applicant:

By: Malti Chaudhari Date: 07/18/2025

Signature: Malti

ANC 6A Representative:

By: Roberta Shapiro, Treasurer Date: 7/23/2025

Signature: Roberta Shapiro



Committee Reports
Transportation and Public Space (T&PS)





Committee Reports Transportation and Public Space (T&PS)



Minutes

ANC 6A Transportation & Public Space Committee Meeting Monday, July
21, 2025 at 7:00 pm
Virtual Meeting via Zoom

Public Meeting - All are welcome

Community comment welcome; may be limited to two minutes to provide opportunity for all to speak. Community comment time will be opened after each New Business item.

- I. Call meeting to order.
- II. Introductions & Announcements.
 - a. Commissioners Present: Stephen Kolb, Amber Gove, Dave Wethington, Roberta Shapiro
 - b. Committee Members Present: Patrick Bloomstine, Caitlin Rogger, Jeff Fletcher, Mark Sussman
 - c. DDOT Representatives: Director Sharon Kershbaum, Keith Jones, Tyler Williams
- III. New Business - DDOT Director Sharon Kershbaum joined the committee to discuss H Street Transit Priority, Streetcar plans, sidewalk safety and accessibility and other transportation issues affecting the neighborhood.
 - a. H Street Bus Lanes - Director Kershbaum informed us that other parts of the H Street project (bus stops, mid-block crossings, the 14th Street protected bike lane) will move forward. DDOT wants to conduct a new traffic study in light of the RFK development. And Keith Jones presented a new slide deck of the project.
 - i. Chair Bloomstine pointed out that the point of the project was to slow down cars that were crashing into buildings and hitting pedestrians while also improving public transit along the corridor. And any development at RFK would need a transit line to get people from Union Station to the site. He also pointed out the mayor has stated she wants H St bars to be part of the tailgate experience at RFK. Without reliable transit, that could lead to a lot of drunk driving through the neighborhood.
 - ii. Director Kershbaum responded that the lack of left turn lanes were a problem with the project. And that businesses, particularly Whole Foods complained about the project. Committee Member Sussman pointed out that left turns are among the least safe traffic maneuvers and the project removing them would have made the area safer. He continued that his child does not like to go to H St due to high traffic volumes and speeds. And pointed out that the priority bus lane was the central part of the project.
 - iii. Committee member Rogger stated that the change represents a waste of civic



Committee Reports

Transportation and Public Space (T&PS)



energy. The committee worked for about 18 months on this project, and bus lanes were central to the plan.

- iv. Commissioner Shapiro asked if more can be done for pedestrian safety on this corridor. Commissioner Gove asked DDOT to explore other solutions to slow down cars and to install more speed cameras along the corridor.
 - v. Community members stated that backing off the dedicated bus lanes means a longer commute for all the bus riders on the route. Red paint is not a difficult thing to install and would not cost much or be permanent. They also pointed out that property owners are not the only people who live in the neighborhood and should not count for more than others. They also asked how the city can say they are supporting transit and pedestrian safety when pulling back from projects like this.
 - vi. Neighbors also addressed the streetcar plans saying that they carry a lot more people than buses and are better for accessibility. There are also people who are more likely to ride rail and may not take a bus.
- b. 9th through 13th Street Improvements
- i. Chair Bloomstine pointed out that these have long been pain points for the committee.
 - ii. Committee member Sussman pointed out several issues with some of the one-way and two-way traffic with varying widths from block to block. And that the streets' design work against each other rather than in tandem. He also pointed out that trucks have been a major issue.
 - iii. Director Kershbaum stated that they got a grant to pilot host areas for large trucks to drop off then have parcels delivered via e-bike.
 - iv. Commissioner Shapiro asked about traffic calming in front of schools. Director Kershbaum said that SWS is part of the safe routes to school program.
 - v. Commissioner Gove asked DDOT to look at double threat crosswalks to make quick safety improvements.
- c. Sidewalk Safety
- i. Director Kershbaum informed us they are working on stamped sidewalk pavers to work around requirements for brick sidewalks on the hill
 - ii. Committee members pointed out that brick sidewalks are unsafe and fall into disrepair easier.
 - iii. Scott Price stated that he was supportive of stamped sidewalks pilot but asked that it be piloted away from commercial areas.
- d. Lincoln Park
- i. Chair Bloomstine asked if DDOT has plans to introduce traffic calming around Lincoln Park. Director Kershbaum did not say yes. He continued that the multiple lane crossings required make it difficult for people to get to the park to recreate.
 - ii. Committee member Sussman pointed to the deceptive danger of the streets surrounding Lincoln Park. He stated that while H St should be the transit corridor to get people from Union Station to RFK, Lincoln Park can be the



Committee Reports

Transportation and Public Space (T&PS)



epicenter of getting people from Union Station to RFK by bikes and scooters.

- iii. Director Kershbaum agreed that this was something to consider with the coming Strategic Bike Plan.
- e. 14th-16th Streets on C Street/North Carolina Avenue NE
 - i. Chair Bloomstine pointed out that one safety fix was implemented following the death of a pedestrian on this stretch late last year, but the committee asked for a host of safety improvements that have yet to be implemented. He also asked DDOT to complete the protected bike lanes gap along the north side of this corridor where the west bound lane is unprotected for two blocks.
 - ii. Committee member Sussman agreed that the gap in bike lane protection is stark compared to the rest of the corridor which is some of the best in the country.
- f. Other Community Input
 - i. Chair Bloomstine conveyed a community question about timing for a traffic study for RFK. Director Kershbaum did not know. She hopes to leverage existing money with DMPED. As of now, October is when that money would free up, and they want to move quickly.
 - ii. Committee member Sussman followed up with one final question about the vision zero hardening project at 13th Street/Constitution Avenue/Tennessee Avenue NE in front of Maury Elementary School. The community received 90% design over six months ago, and we have not heard anything since. Keith Jones at DDOT said they would check in and follow-up.
- g. Chair Bloomstine thanked Director Kershbaum and DDOT staff for joining the committee this evening to discuss all the issues.

IV. Additional community comment (time permitting). - None

V. Adjourn meeting.



Committee Reports Economic Development and Zoning Committee



Minutes

ANC 6A Economic Development & Zoning Committee
Wednesday July 16, 2025, 7:00 - 8:15 pm
Virtual Meeting via Zoom

Attending

Committee members: Russ Greenfield, Scott Kilbourn;

Commissioners: Dave Wethington (6A05, also acting co-chair), Steve Kolb (6A07)

Summary

The July 2025 meeting of ANC 6A's Economic Development and Zoning (EDZ) Committee was called to order by Co-Chair Dave Wethington (Commissioner 6A05), who noted the presence of a quorum. The meeting was held virtually and recorded, with minutes to be posted subsequently. The agenda was adopted by unanimous consent and included both old and new business. The Committee proceeded with two updates under old business and then heard three new cases seeking zoning relief.

Review of Old Business

406 7th Street NE (ANC 6C)

Although located outside of ANC 6A, the Committee noted that the BZA had concluded the applicant satisfied the burden of proof and approved the project. ANC 6A took no formal position on the case.

424 7th Street NE (ANC 6C)

ANC 6A provided a non-objection letter at the request of the applicant, acknowledging neighbor support while formally deferring to ANC 6C. The letter, clarifying that ANC 6A was not taking a formal position, was transmitted to the BZA and the project architect earlier that day.

New Business

828 12th Street NE - BZA Case #21352

Applicant: Nadine Nidhi Ranade (Anakinosis LLC)

Relief Requested: Special exception to allow removal of a turret from an existing residential structure in the RF-1 zone.

Ms. Ranade presented her plans to remodel a 1910 semi-detached home by adding a rooftop penthouse and deck and removing an existing turret. She emphasized that the turret's removal would not affect the structural footprint or solar access of neighboring properties. She cited aesthetic and architectural consistency with nearby rowhomes, many of which, she commented, do not include turrets. A solar shading analysis was completed to demonstrate limited impacts, and neighbor notifications were sent, with documented support submitted to DCRA.

EDZ members raised questions about the quality of architectural drawings, including mislabeled **elevations and lack of clarity in "before vs. after" comparisons. Scott Kilbourn (EDZ) encouraged** resubmission of improved documentation to better assess context and impacts. Committee members **expressed appreciation for the applicant's efforts and acknowledged the challenges of navigating the BZA** process as a small developer.

Outcome: The Committee voted 3 in favor with 1 abstention to recommend ANC 6A support the application, contingent upon submission of clearer architectural drawings to the Committee in advance of the full ANC meeting scheduled for September 11, 2025. This case will be discussed further during the EDZ Business portion of the full ANC meeting, and the applicant is invited to participate at that meeting.



Committee Reports

Economic Development and Zoning Committee



628 15th Street NE - BZA Case #21349

Applicant: Ed Fendley

Relief Requested: Special exception from minimum vehicle parking requirements to allow construction of a two-story accessory dwelling unit (ADU) at the rear of the property.

Mr. Fendley presented plans, developed by architect Ileana Schinder, to build a two-bedroom ADU in the rear yard of his property. The design meets all zoning requirements except the off-street parking requirement, for which relief is being sought. The existing parking area has been unused for many years and is currently used for bike storage. Mr. Fendley shared that he and his wife intend to reside in the new ADU while continuing to rent the main house. He noted support from adjacent neighbors and shared letters of support, including one submitted to ANC 7D, as the property borders both ANCs.

EDZ members were complimentary of the design, with Mr. Kilbourn calling it a model for how ADU development can support housing goals. A suggestion was made to revise the submitted solar/shadow study, as current renderings appeared to have directional errors.

Outcome: The Committee voted unanimously to recommend that ANC 6A support the requested relief from parking requirements. A letter of support will be voted on at the September 11, 2025 ANC 6A meeting.

916 D Street NE - BZA Case Pending

Applicant: Rachael Loper

Relief Requested: Special exception for lot occupancy (proposed: 66% vs. allowed 60%) to allow construction of a new front porch.

Ms. Loper presented her plans to reconstruct a front porch that was historically part of the home but has **long since been removed. She provided documentation from the D.C. Public Library's building archive,** photographs of similar porches in the neighborhood, and a significant number of letters and emails of support from nearby residents. The proposed porch design is consistent with the character of the neighborhood and draws from guidance provided by the D.C. Historic Preservation Office. EDZ members appreciated the attention to architectural detail and neighborhood context.

Outcome: The Committee voted unanimously to recommend that ANC 6A support the application. **The project will be added to the ANC's consent agenda for the September 11, 2025 meeting.**



Property Address: 828 12th St NE, Washington, DC 20002

BZA Approval Needed for removal of the turret from the top of the house

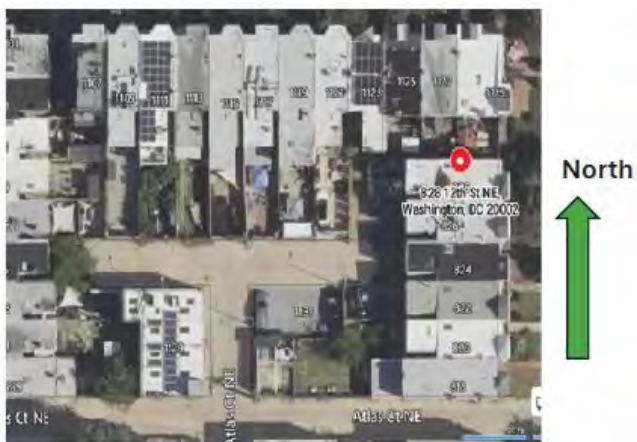
Street Map

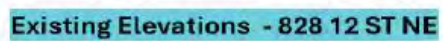




Details about location of the house

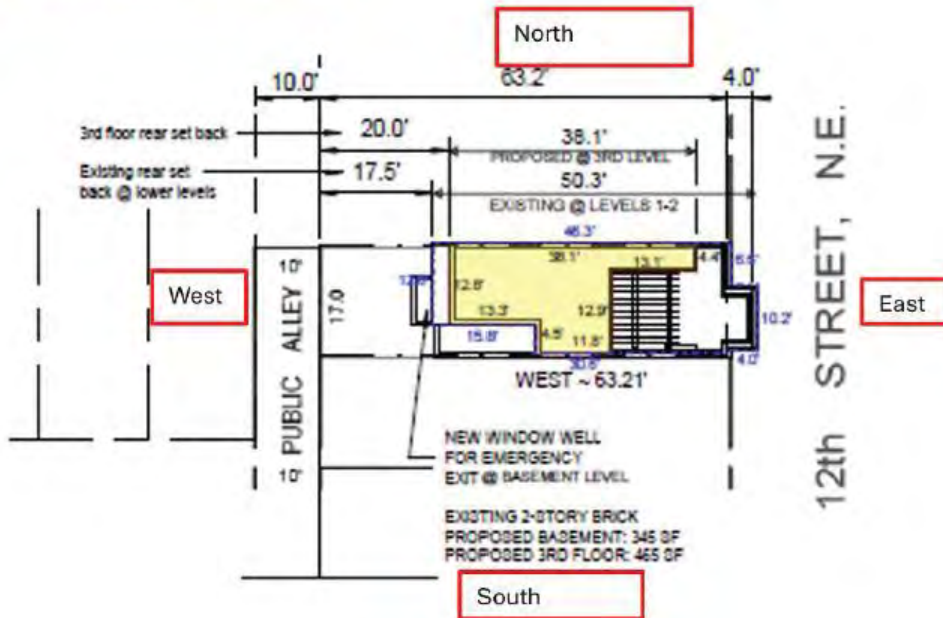
Location : 828 12th Street NE, Washington, DC 20002
Bing Maps: Oriented facing North







828 12 ST NE Proposed Addition



Proposed Penthouse addition

Rendering – Penthouse Addition

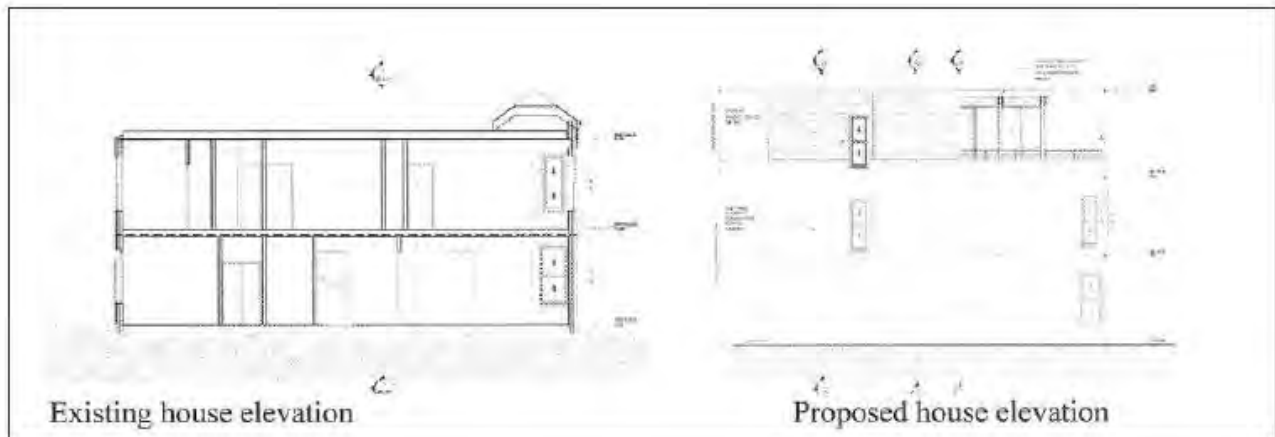
New Roof Height = 30 ft Maximum





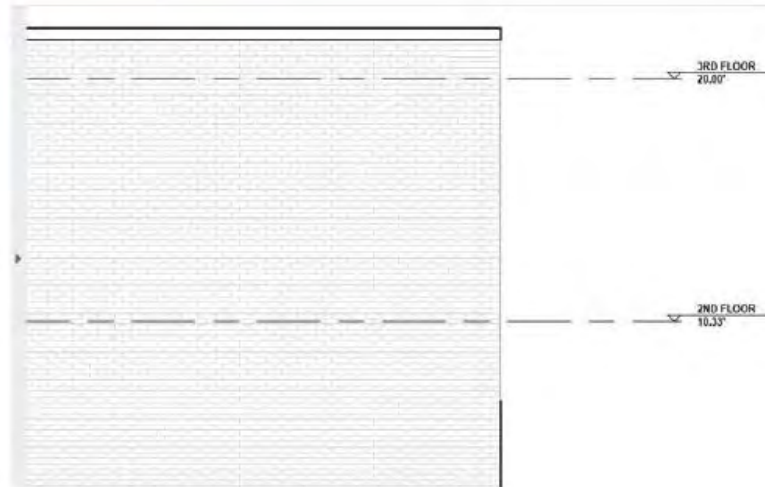
Proposed Penthouse addition

Drawing – Penthouse Addition

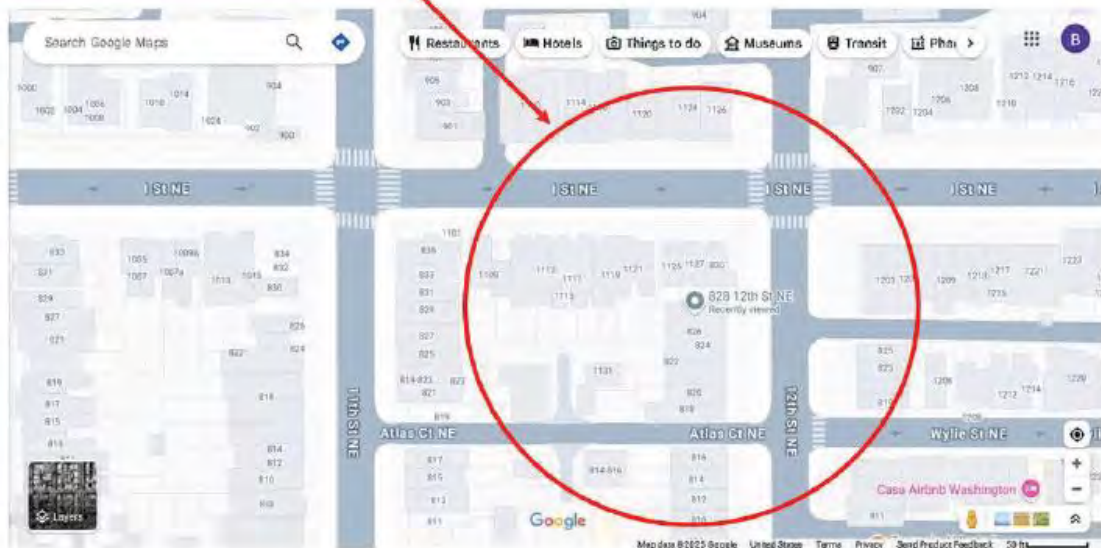




Existing North Elevation



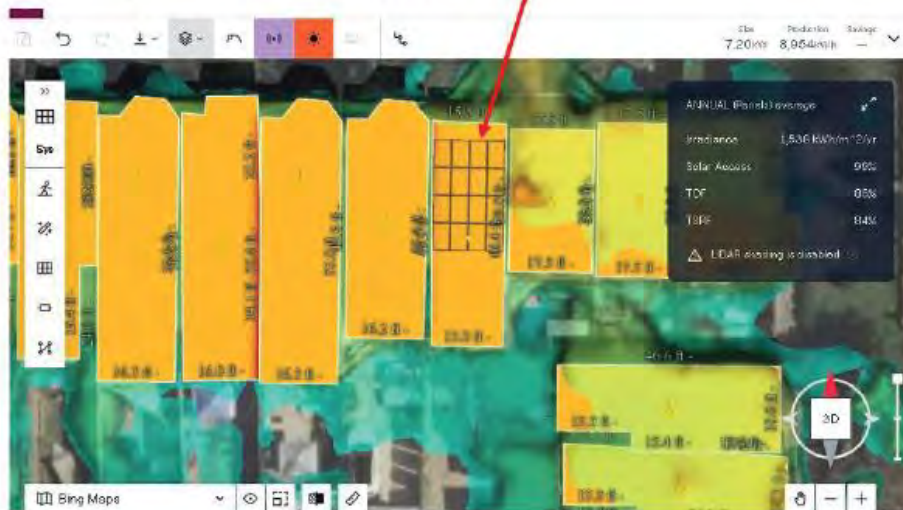
Neighbors with in 200 feet radius



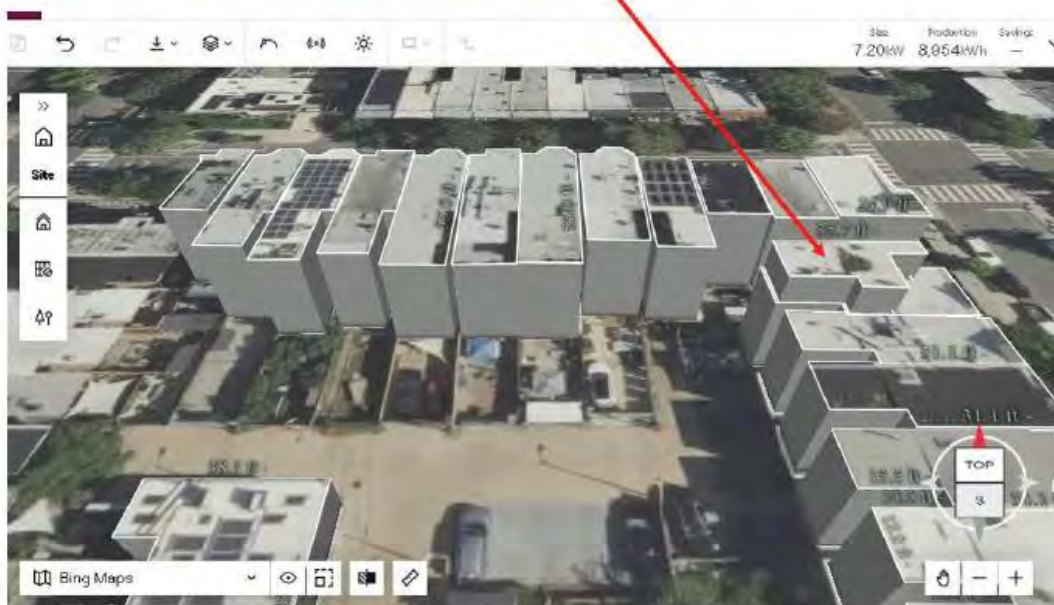


Existing Building - Aurora Solar Shading Report – Full report sent as a separate document

No shading from 828 12ST NE to 1123 1 ST NE

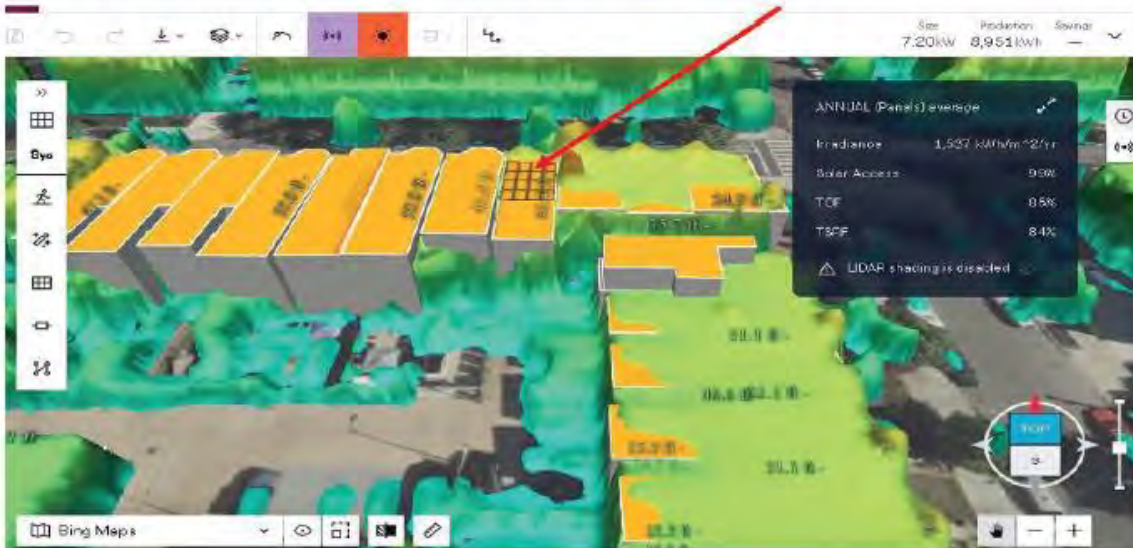


Aurora Solar – 828 12 ST NE with Penthouse Addition





There is no added shading from the penthouse addition



Key points:

- Ensured that there is no impact for solar shading to adjacent neighbors. Submitted a Solar shading study conducted by Beacon Energy.
- Ensured all neighbors are notified as required.
- The turret is not so visible from the street as it is a low height structure
- Removal of turret, an architectural element will open the roof top for better sun exposure and could be beneficial to neighbors
- Architecturally the house will conform to the newly designed homes on the street.



- Proposed architecture resonates with the architecture of newly renovated homes on the street. The existing architectural element could be seen as an architectural inconsistency with the surrounding neighborhood and potentially detract from the overall aesthetic of the area.





Committee Reports

Economic Development and Zoning Committee



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
981	821	RF1	6A01

Address of Property: 828 12th St. NE, Washington DC 20002

ZONING INFORMATION

Relief from section(s): E204.1; E204.4; X901.2

Type of Relief: Special Exception

Brief description of proposed project: This property is for residential use. I am requesting to remove the turret to allow for the new remodeling

Present use of Property: Residential

Proposed use of Property: Residential

CONTACT INFORMATION

Owner Information

Name: Anakainosis LLC

E-mail: nadine.ranade@gmail.com

Address: 828 12th ST NE Washington DC 20002

Phone No.s: 7035013699

Phone No. Alternate:

Authorized Agent Information

Name: Nadine N Ranade

E-mail: nadine.ranade@gmail.com

Address: 828 12th ST NE Washington DC 20002

Phone No.s: 7035013699

Phone No. Alternate:

WAIVERS

- Agree to the terms in Form 128 - Waiver of Hearing for Expedited Review

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Special exception (all other)	\$1560	1	\$1560
Grand Total			1560

SIGNATURE

Date

Nadine N. Ranade

7/3/2025

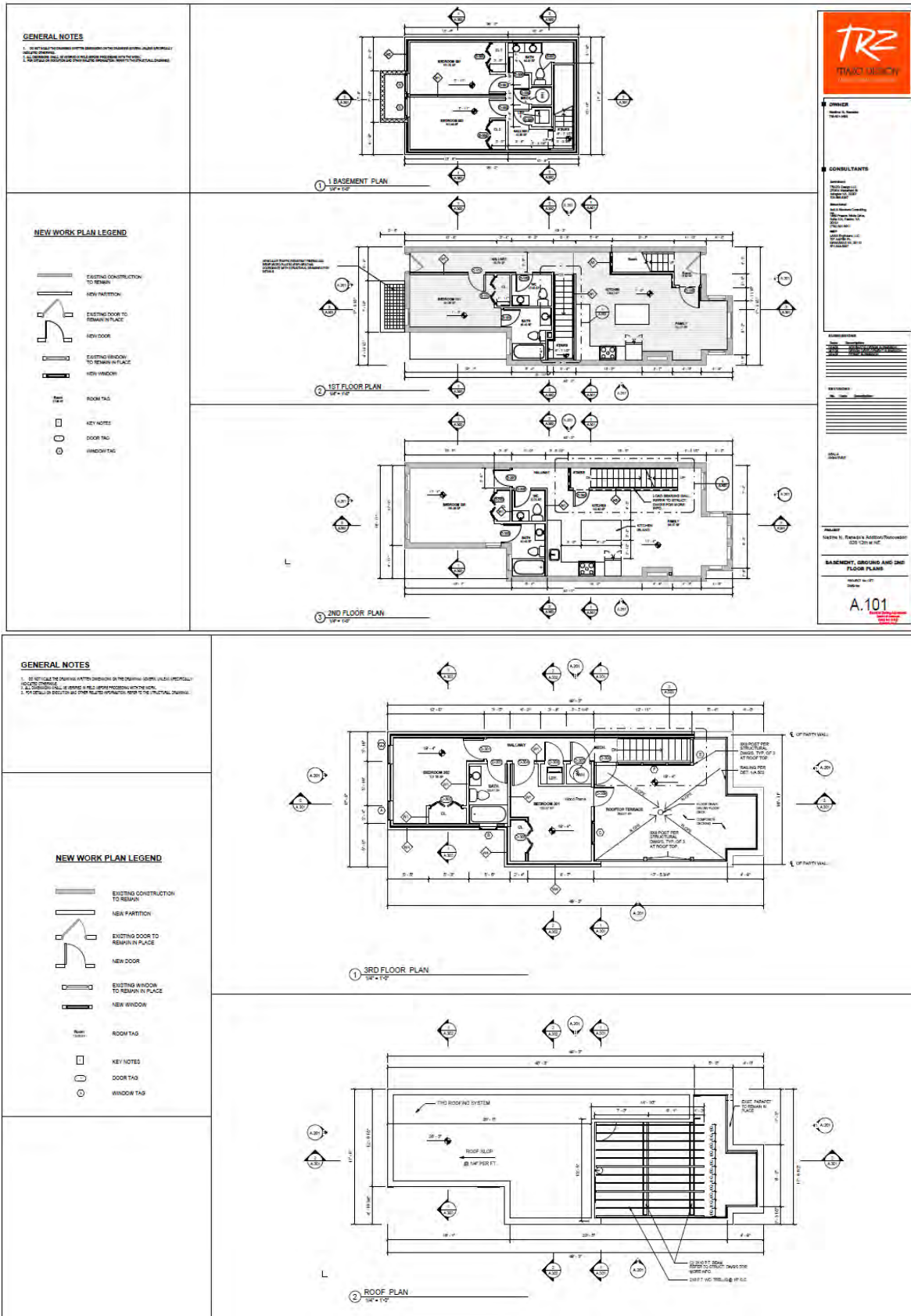
District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

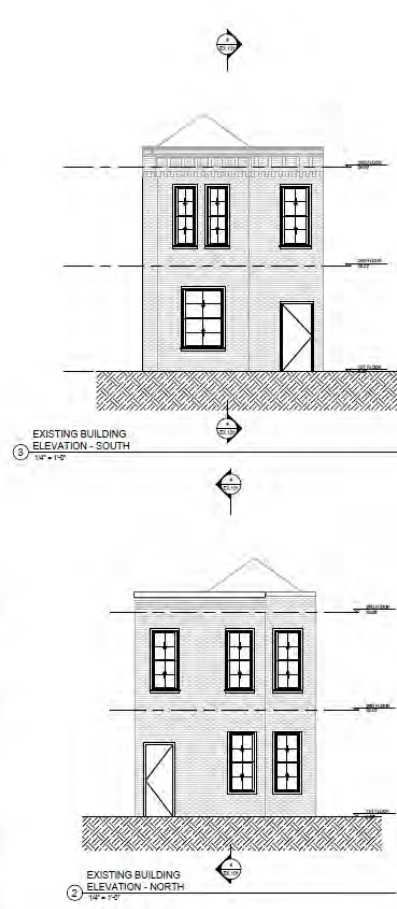
Board of Zoning Adjustment
District of Columbia
CASE NO. 21352
EXHIBIT NO. 1



Committee Reports

Economic Development and Zoning Committee





EX.102



Committee Reports

Economic Development and Zoning Committee



Nadine Solar Shading Report

1

William Batina

Solar Shading Report

Beacon Energy Consulting

PO Box 1234 | Carmel, NY 10512 | 914 224 5070

6/5/2025

Lighting Design / Photometric Analysis/ Solar PV /Data Analysis

TO:

Nadine R.

FOR:

Solar Shading Report

Project Scope – Perform a solar shading analysis on the neighboring adjacent homes to see the impact of adding a penthouse on the roof at 828 12 ST NE, Washington DC. There are 3 adjacent homes with existing solar pv systems installed which need to be analyzed.

Summary – We looked at the solar path and the azimuth angles for Dec 20, the shortest day of the year. The shadows will be the longest on this day. We measured the distances and angles to the neighboring homes with solar installed. We built a solar pv model in Aurora Solar. We ran the shading report as a baseline. We added the penthouse and ran the shading report again for comparison.

There is no added shading from the penthouse addition

Location - 828 12 ST NE, Washington DC

Bing Maps

<https://www.bing.com/maps?cp=38.900997%7E-76.990681&lvl=20.0>

Neighbor Solar Installations



Board of Zoning Adjustment
District of Columbia
CASE NO.21352
EXHIBIT NO.11



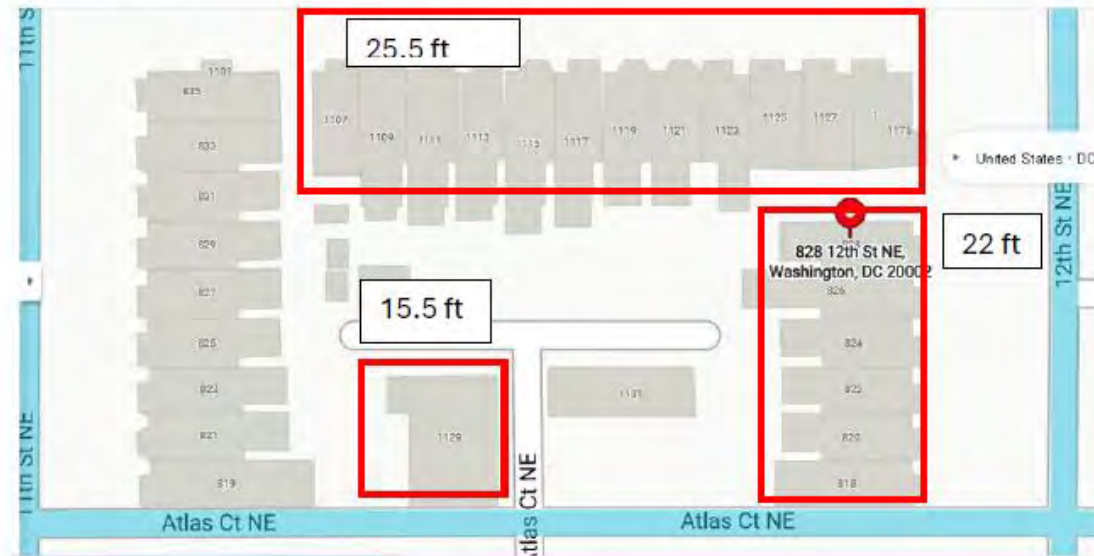
Nadine

Solar Shading Report

2

Street Map

Roof Heights





Nadine

Solar Shading Report

3

Existing Structure – 828 12 ST NE



Proposed Penthouse addition

Rendering – Penthouse Addition

New Roof Height = 30 ft Maximum





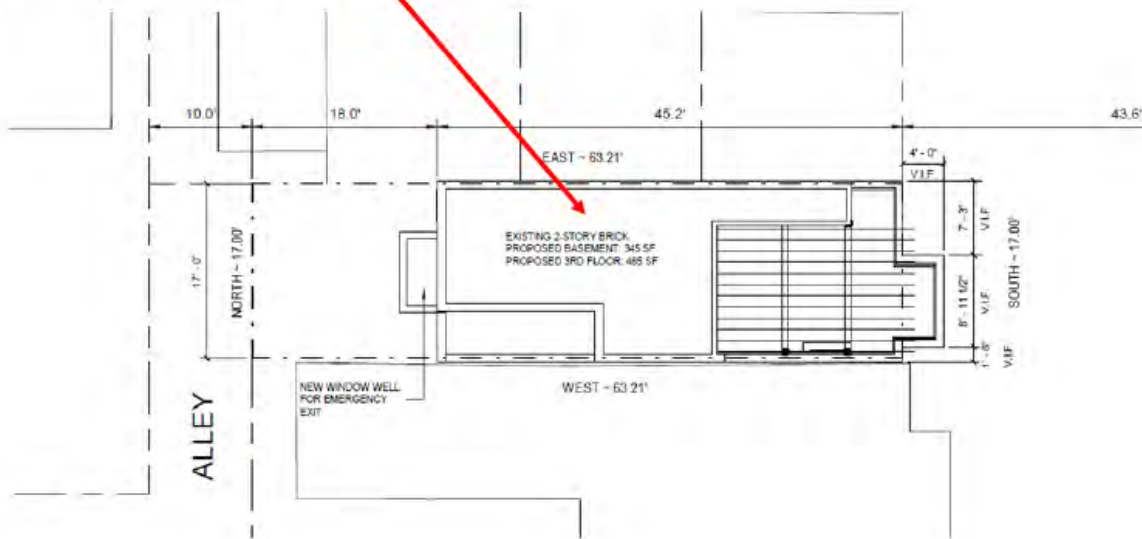
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Solar Shading Report

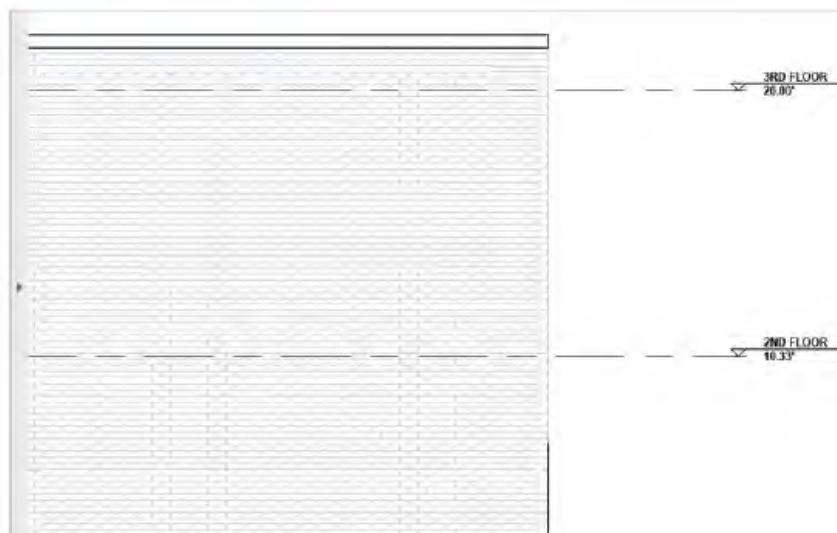
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Proposed Penthouse addition

Drawing – Penthouse Addition



Existing North Elevation



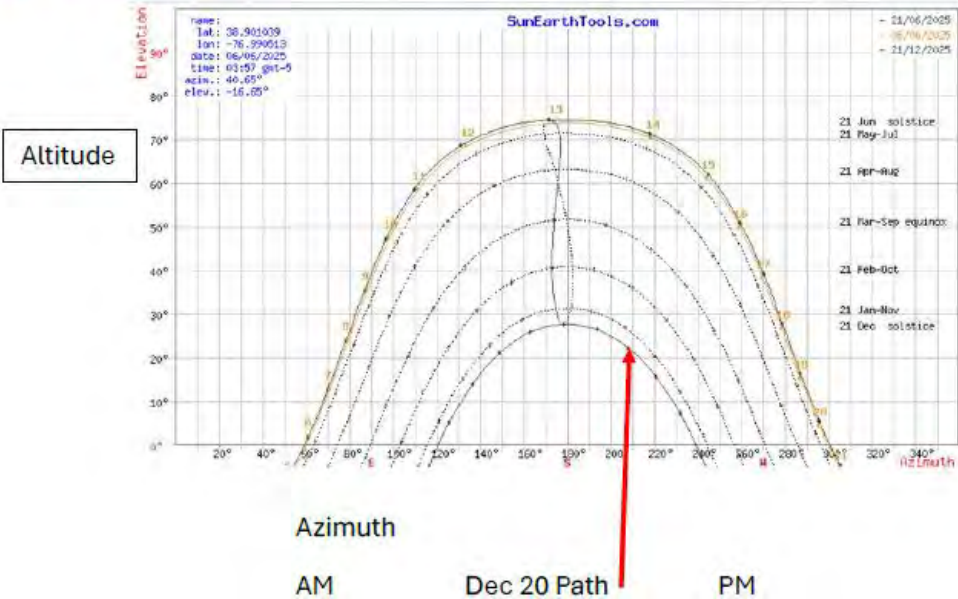


Nadine

Solar Shading Report

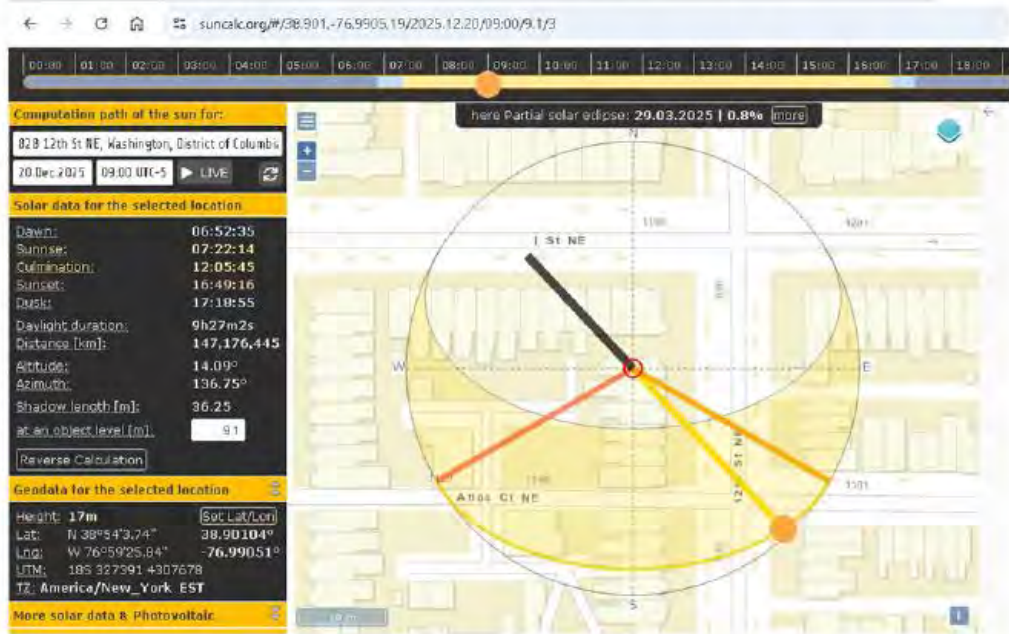
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Sun path annual curves



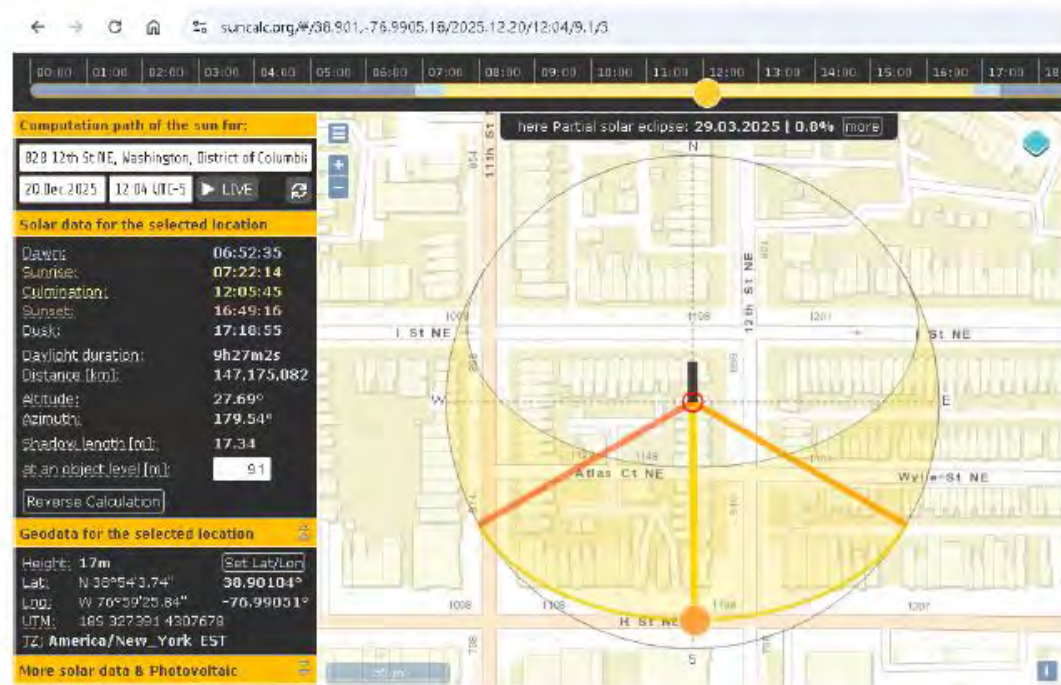
Sun path – shadow length

Dec 20 , 9 AM shadow - building 30 ft high = 9.1 m – shadow = 36.25 M = 118.9 ft – 317 degrees

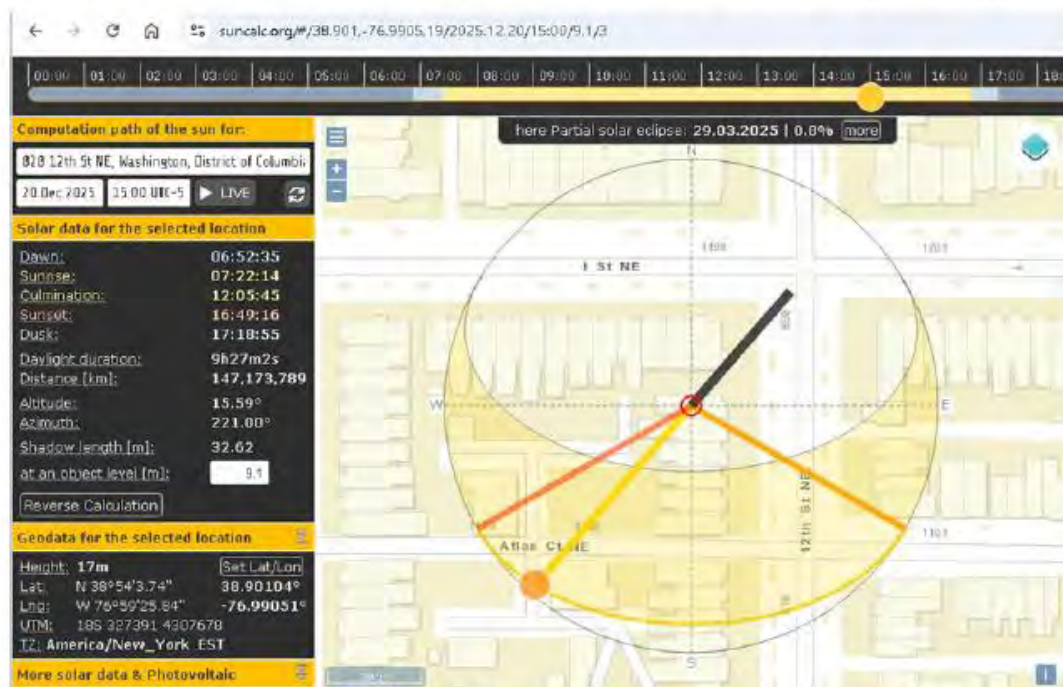




Nadine **Solar Shading Report** **6**
Dec 20 , 12 noon shadow - building 30 ft high = 9.1 m – shadow = 17.3 m = 56.7 ft – 0 degrees



Dec 20 , 3 PM shadow - building 30 ft high = 9.1 m – shadow = 32.6 M = 106.9 ft – 41 degrees





Nadine

Solar Shading Report

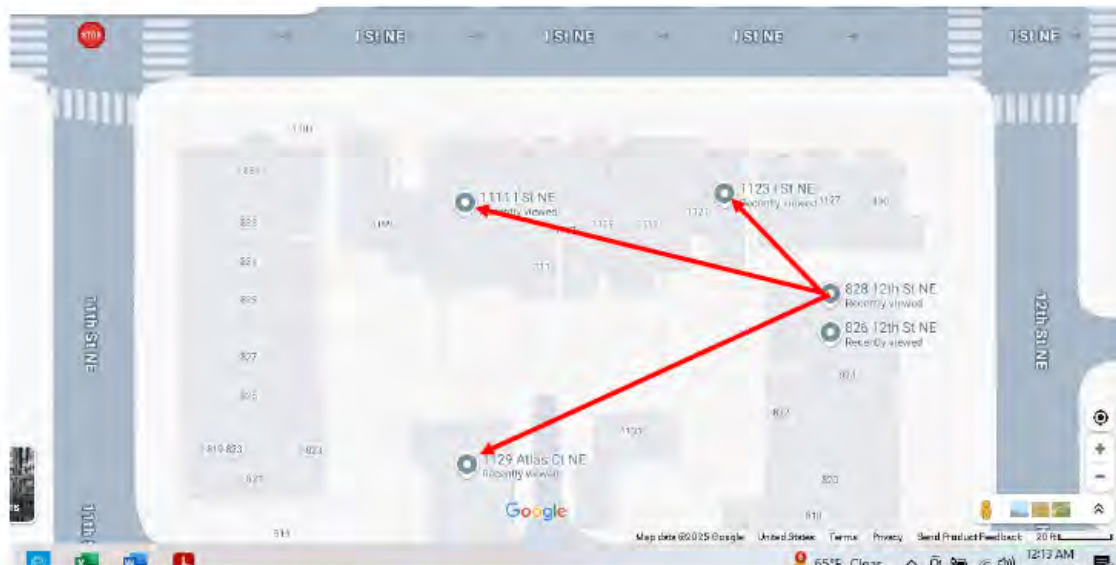
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Shadow Chart

Shadow Analysis - 828 12 ST NE Washington DC 20002							
Roof Height - ft	Date	Time	Sun Azimuth - deg	Shadow Direction - deg	Shadow Length - ft	Comments	
22	20-Dec	9:00 AM	137.3	317	84.9	Original height	
22	20-Dec	Noon	178	0	41.6	Original height	
22	20-Dec	3:00 PM	221.6	41	80.7	Original height	
30	20-Dec	9:00 AM	137.3	317	118.9	Penthouse Addition	
30	20-Dec	Noon	178	0	97.2	Penthouse Addition	
30	20-Dec	3:00 PM	221.6	41	106.9	Penthouse Addition	

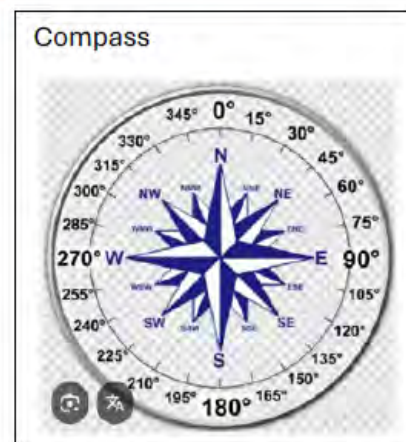
Measurements / Angles

Measurements are made from satellite images and are approximate



Solar pv existing installations – distances chart

Shadow Analysis				
828 12 ST NE Washington DC 20002				
Neighbor Addresses - Distances				
Address	Street	Distance from 828 12 ST NE - ft	Direction from 828 12 ST NE - deg	Comments
1111	1 ST NE	137	286	Solar installed
1123	1 ST NE	42	316	Solar installed
1129	Atlas CT NE	146	240	Solar installed





Nadine Solar Shading Report

8

All adjacent home distances – angles chart

Shadow Analysis					
828 12 ST NE Washington DC 20002					
Neighbor Addresses - Distances					
Address	Street	Distance from 828 12 ST NE - ft	Direction from 828 12 ST NE - deg	Comments	
1107	1 ST NE	167	282		
1109	1 ST NE	153	284		
1111	1 ST NE	137	286	Solar installed	
1113	1 ST NE	119	290		
1115	1 ST NE	100	298		
1117	1 ST NE	89	302		
1119	1 ST NE	71	308		
1121	1 ST NE	50	312		
1123	1 ST NE	42	316	Solar installed	
1125	1 ST NE	35	328		
1127	1 ST NE	31	348		
1129	Atlas CT NE	146	240	Solar installed	
818	12 ST NE	82	180		
820	12 ST NE	66	180		
822	12 ST NE	50	180		
824	12 ST NE	34	180		
826	12 ST NE	14	180		
830	12 ST NE	40	0		
821	11 ST NE	208	250		
835	11 ST NE	204	283		

Compass







Nadine

Solar Shading Report

10

Aurora Solar Model





Nadine

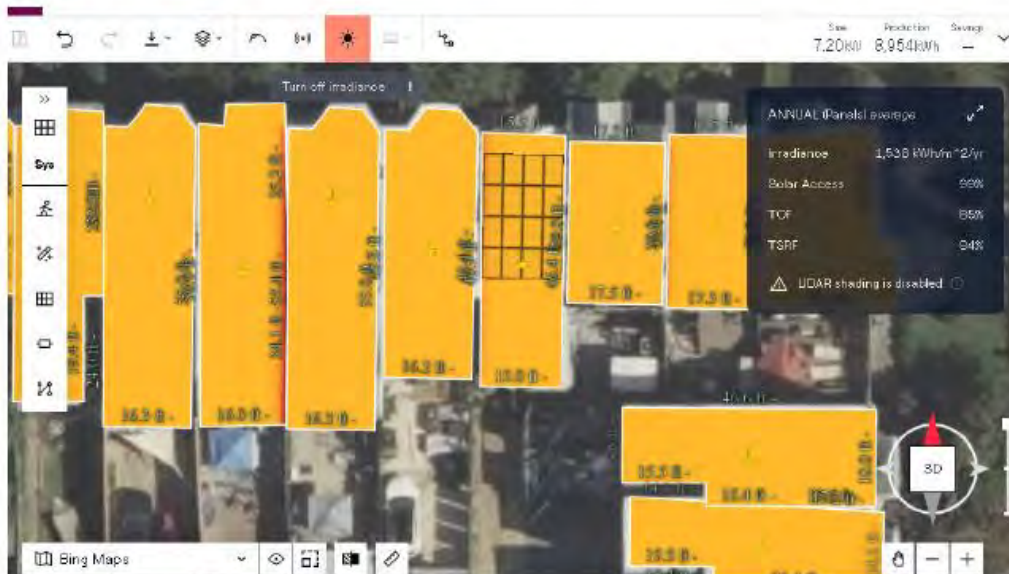
Solar Shading Report

11

Aurora Solar Model



Solar Irradiance





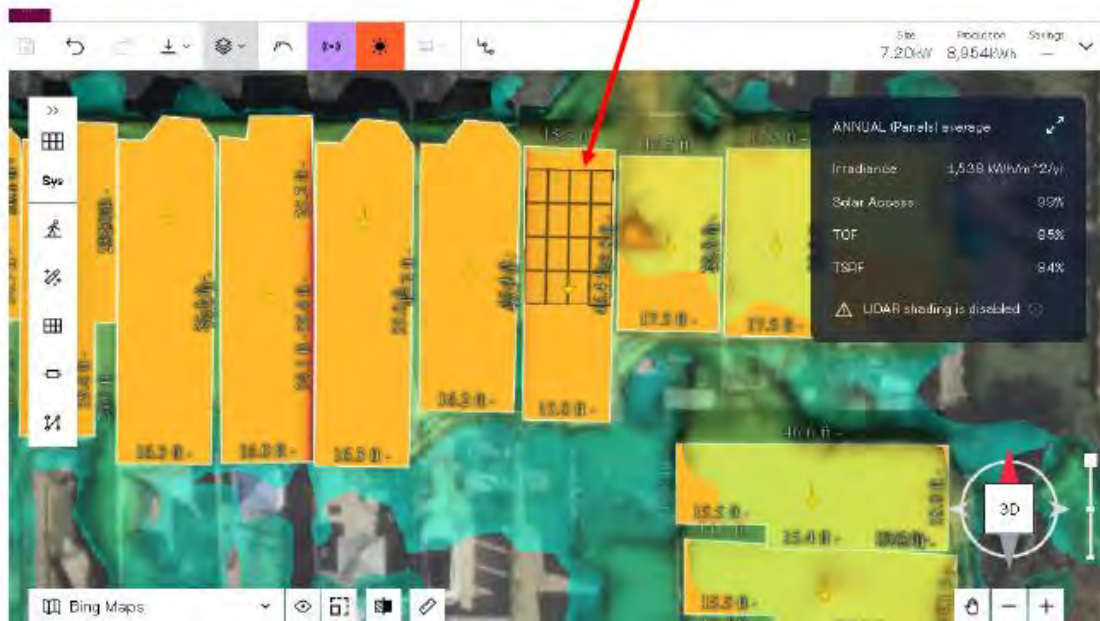
Nadine

Solar Shading Report

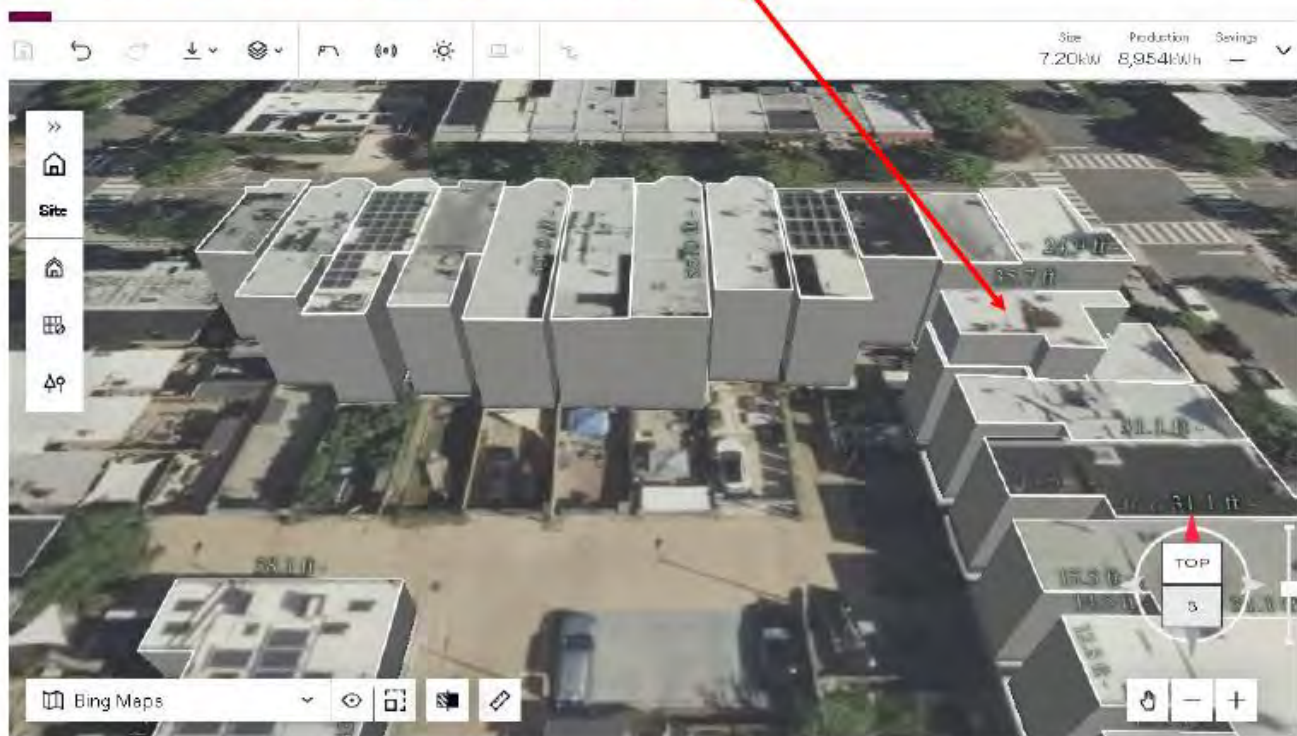
12

Existing Building - Aurora Solar Shading Report – Full report sent as a separate document

No shading from 828 12ST NE to 1123 1 ST NE



Aurora Solar – 828 12 ST NE with Penthouse Addition



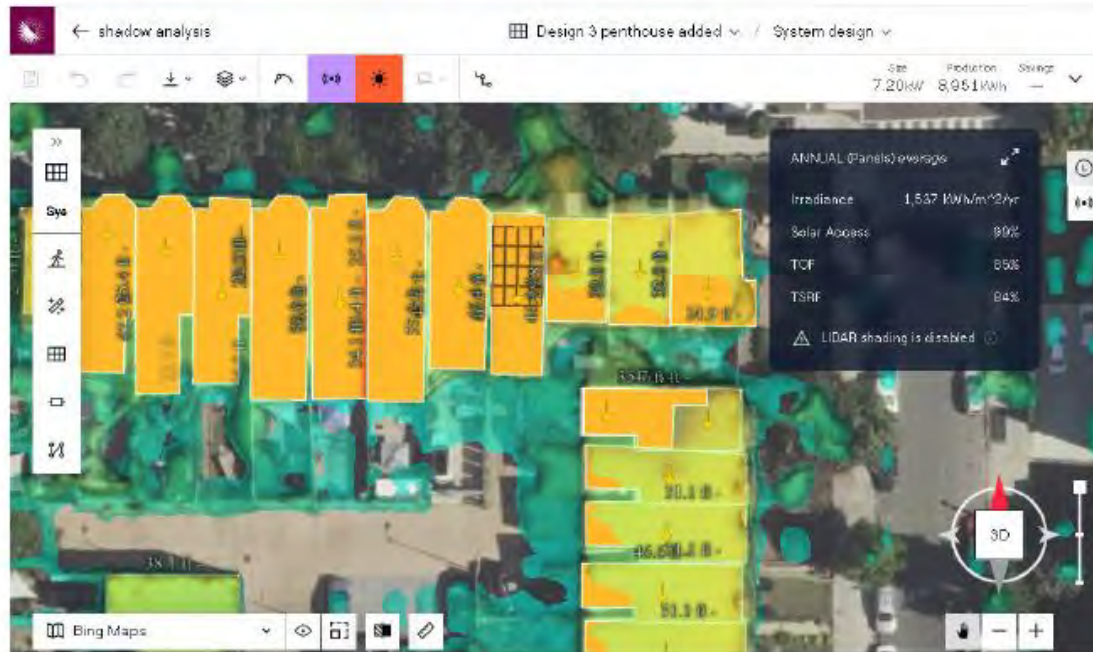


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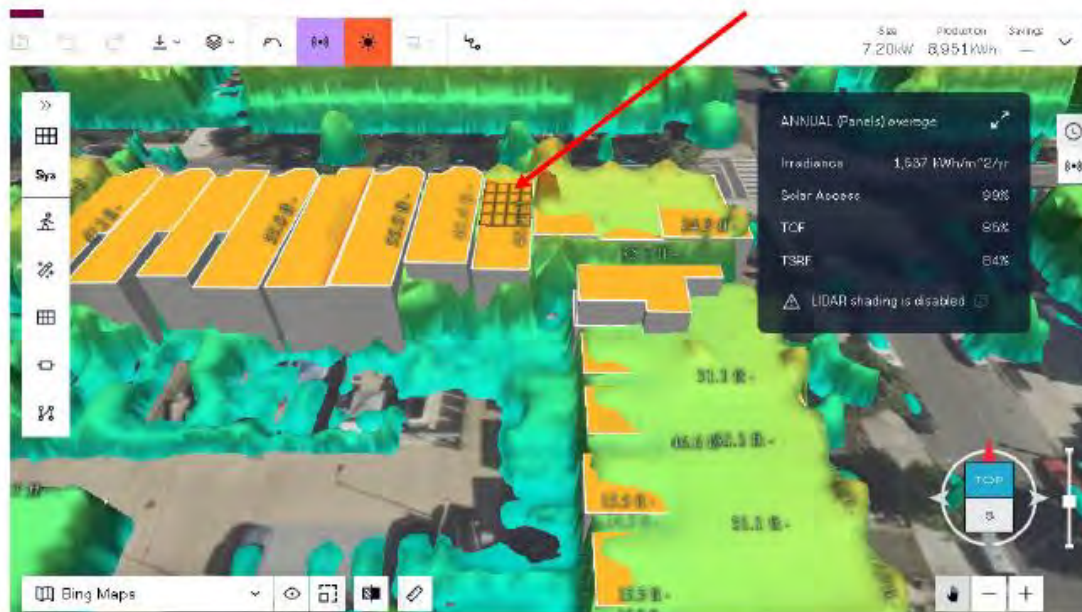
Solar Shading Report

13

Solar Irradiance – Shading with penthouse addition



There is no added shading from the penthouse addition

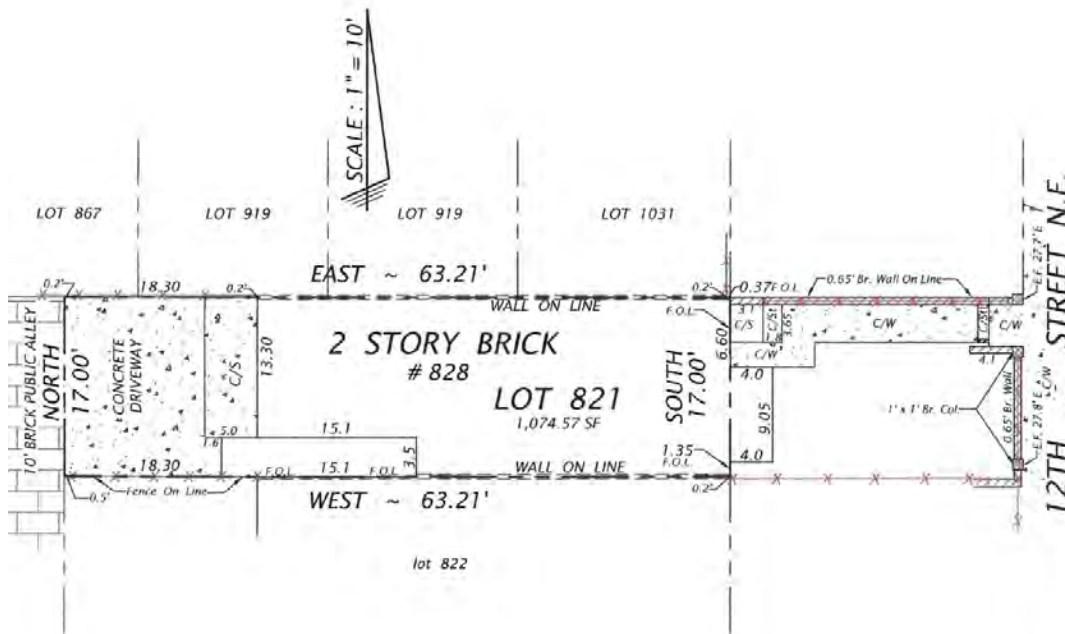




Committee Reports
Economic Development and Zoning Committee



LOCATION DRAWING
**LOT 821
SQUARE 981**
BOOK A&T TRACINGS
NORTHEAST
DISTRICT OF COLUMBIA



SURVEYOR'S CERTIFICATES:

I hereby certify that the position of the existing improvements on the above described property has been established by a field survey and that unless otherwise shown, there are no visible encroachments.

This location drawing is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing; is NOT to be relied upon for establishment or location of fences, garages, buildings or other existing or future improvements; and does NOT provide for the accurate identification of property boundary lines, but this identification may not be required, for the transfer of title or securing financing or refinancing.

DATE 19th December 2024 W.L. Meekins

NOTE: Location drawing does NOT include setting Permanent Survey Markers at property corners.

NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS
OF RECORD OR OTHERWISE.



W. L. MEEKINS, INC.

3101 RITCHIE ROAD
FORESTVILLE, MD 20747
TEL: 301-736-6387 / 7115
email: info@meekins.net
web: www.meekins.net

REGISTRATION: Pending Adjustment
MD # 10833 District of Columbia
DCLS # 900860



New Business



Suggested Motion: ANC 6A send a Resolution to the DC Council condemning federal overreach in the District of Columbia. (Shapiro)

Suggested Motion: ANC 6A send a letter to DC Council regarding a review of the DC Alcohol and Cannabis Laws and Regulation (Velasquez/Shapiro)

Suggested Motion: ANC 6A send a Resolution to the DC Council to advance legislation requiring immigration enforcement and other law enforcement deputized to perform immigration enforcement functions to display their surnames and prohibit the use of non-medical face coverings.

Suggested Motion: Request for an Entertainment Endorsement inside the premises only.
Tiffany's Bar and Bistro, 709 H Street, N.E. (Velasquez)

Suggested Motion: New **Class "C"** License, Nanglo, 1301 H Street NE, Unit C-1 (Velasquez)

Suggested Motion: New **Class "C"** License, 618 Productions, 1353 H Street, NE, Unit C-1 (Velasquez)

Suggested Motion: High Class DC, 1320 H Street NE. The proposed medical cannabis facility with approximately 880 square feet of space will provide cannabis flowers, cannabis concentrates, and a line of edible products and home delivery services to registered patients in Washington, D.C. The applicant is requesting a delivery endorsement. (Velasquez)



RESOLUTION NO. 25-01 (R25-01)

In Advisory Neighborhood Commission 6A

A RESOLUTION CONDEMNING FEDERAL OVERREACH IN DISTRICT OF COLUMBIA POLICING AND DEMANDING THE IMMEDIATE RETURN OF LOCAL FUNDS

WHEREAS, Advisory Neighborhood Commission 6A (“ANC 6A”) represents the residents of the Atlas District and part of the Capitol Hill neighborhoods, Ward 6, and the District of Columbia, which possesses the right to local self-governance under the District of Columbia Home Rule Act of 1973 (“Home Rule Act”); and

WHEREAS, Advisory Neighborhood Commissioners take an oath of office to faithfully execute the laws of the United States and the District of Columbia, to preserve, protect, and defend the Constitution of the United States, and to faithfully discharge the duties of their office, including safeguarding the District’s home rule authority, democratic governance, and accountability to its residents; and

WHEREAS, Section 740 of the Home Rule Act permits the President of the United States to assume control of the Metropolitan Police Department (MPD) for up to 48 hours without notifying Congress, and for a maximum of 30 days without an enacted joint resolution of approval — authority intended only for genuine emergencies; and

WHEREAS, on August 11, 2025, President Donald J. Trump invoked Section 740 to federalize MPD,¹ without identifying the underlying “special conditions of an emergency nature” with sufficient specificity to determine when those conditions have ended;² and

WHEREAS, the President has deployed approximately 800 D.C. National Guard troops and 500 federal law enforcement agents to “address the epidemic of crime in our Nation’s capital” alongside District policing operations, and has directed the Secretary of Defense to coordinate with state governors and authorize additional members of the National Guard to active service,³

¹ “Executive Order 14333 of August 11, 2025, Declaring a Crime Emergency in the District of Columbia,” Federal Register 90, no. 155 (August 14, 2025): 39301, <https://www.govinfo.gov/content/pkg/FR-2025-08-14/pdf/2025-15550.pdf>.

² cf. Complaint, District of Columbia v. Donald J. Trump, et al., No. 1:25-cv-02678, (D.D.C.).

³ U.S. President, Memorandum, “Restoring Law and Order in the District of Columbia,” August 11, 2025, <https://www.whitehouse.gov/presidential-actions/2025/08/restoring-law-and-order-in-the-district-of-columbia>.



despite violent crime in the District being at a 30-year low, according to the U.S. Department of Justice;⁴ and

WHEREAS, on August 13, 2025, the President stated his intent to seek long-term extensions from Congress to the federalization of MPD, and declined to rule out the possibility of declaring a national emergency to bypass Congressional approval;⁵ and

WHEREAS, this federal intervention blatantly undermines local reforms, disrupts critical community policing relationships, erodes trust in local law enforcement, and risks replacing data-driven strategies with politically motivated interventions; and

WHEREAS, the invocation of public safety is nothing more than a political smokescreen for an authoritarian intrusion into the District's local governance, designed to distract from the real aim of stripping residents of our right to self-determination and tightening federal control over our city; and

WHEREAS, Congress has withheld over \$1 billion in locally raised funds from the District, forcing the city to revert to its fiscal year 2024 spending levels, thus jeopardizing public safety, education, health care, and other essential public services;

THEREFORE, BE IT RESOLVED that Advisory Neighborhood Commission 6A condemns the federal takeover of the District of Columbia's Metropolitan Police Department and the deployment of federally directed police and National Guard units for purposes unrelated to an actual emergency, and demands their immediate removal; and

BE IT FURTHER RESOLVED that this Commission:

1. **Urges** Congress to reject any joint resolution extending the federal control of MPD beyond 30 days and to pass legislation, including the D.C. National Guard Home Rule Act, to eliminate federal control over local police and to strengthen D.C. self-governance;
2. **Implores** Congress to immediately restore the \$1 billion in locally raised funds to the District's budget so that local leadership can ensure that investments prioritize

⁴ U.S. Department of Justice, "Violent Crime in D.C. Hits 30 Year Low," January 3, 2025, <https://www.justice.gov/usao-dc/pr/violent-crime-dc-hits-30-year-low>.

⁵ "President Trump Visits the Kennedy Center," C-SPAN, August 13, 2025, <https://www.c-span.org/program/white-house-event/president-trump-visits-the-kennedy-center/664174>.



community needs, including education, workforce development, health care, and other critical services that allow families and neighborhoods to thrive;

3. **Supports** legal challenges by the District government, advocacy organizations, and residents contesting that the statutory emergency threshold under Section 740 has been lawfully met; and
4. **Demands** full public transparency from the White House, the U.S. Department of Justice, MPD leadership, and the heads of all federal agencies whose officers are deployed in the District regarding the mission, rules of engagement, officer identifiability, arrest criteria, geographic scope, and anticipated duration of the federal control order.

Attested by:

Dave Wethington
Chair
Advisory Neighborhood Commission 6A

This Resolution was approved by a vote of x-x-x on September 11, 2025, at a public meeting⁶ of ANC 6A at which a quorum was present.

⁶ 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.



ANC 6A RESOLUTION 2025-02

Regarding the Identifiability of Federal Agents and Officers
Operating in the District of Columbia

WHEREAS, following President Donald J. Trump’s declaration of a “crime emergency” in the District of Columbia on August 11, 2025,¹ a number of federal agencies have deployed in increasing numbers within the District, including but not limited to Immigration and Customs Enforcement; Customs and Border Protection; the U.S. Secret Service; the Federal Bureau of Investigation; the Drug Enforcement Administration; the Bureau of Alcohol, Tobacco, Firearms, and Explosives; the U.S. Marshals Service; the U.S. Park Police; and the Diplomatic Security Service;² and

WHEREAS, federal agents and officers have in some instances been observed conducting enforcement activity “without clear identification of their agencies” being visible to the public, whether in the form of identifying clothing, badges, or otherwise;³ and

WHEREAS, federal agents and officers have frequently been observed wearing vests that say only “POLICE,” “FEDERAL AGENT,” and/or “FEDERAL OFFICER,” without reference to their specific agencies or directorates;⁴ and

WHEREAS, federal agents and officers have frequently been observed wearing masks or balaclavas during enforcement activity, further complicating identification and

¹ “Executive Order 14333 of August 11, 2025, Declaring a Crime Emergency in the District of Columbia,” *Federal Register* 90, no. 155 (August 14, 2025): 39301, <https://www.govinfo.gov/content/pkg/FR-2025-08-14/pdf/2025-15550.pdf>.

² Vera Bergengruen, Michelle Hackman, and Lara Seligman, “Trump’s ‘Law and Order’ Push in D.C. Looks a Lot Like an Immigration Raid,” *The Wall Street Journal*, August 20, 2025, [wsj.com/us-news/trump-dc-immigration-raid-ab03b4bc](https://www.wsj.com/us-news/trump-dc-immigration-raid-ab03b4bc).

³ Dan Rosenzweig-Ziff, Katie Mettler, Teo Armus, and Emma Uber, “Federal Officers Detain, Tackle Moped Driver amid Trump D.C. Police Crackdown,” *The Washington Post*, August 17, 2025, <https://www.washingtonpost.com/dc-md-va/2025/08/17/dc-arrests-violent-takedown-immigration/>.

⁴ See, e.g., “Neighbors Protest as Federal Officers Arrest Two Men in D.C.,” *The Washington Post*, August 21, 2025, https://www.washingtonpost.com/video/local/neighbors-protest-as-federal-officers-arrest-two-men-in-dc/2025/08/21/af3c611e-8abc-4a75-9936-e262e92f6228_video.html.



accountability,⁵ and part of an alarming trend in federal enforcement operations nationwide over the past several months;⁶ and

WHEREAS, conducting enforcement activity without clear identification controverts the initial assurance by the White House that federal personnel deployed to the District would “be identifiable, in marked units, and highly visible”;⁷ and

WHEREAS, conducting enforcement activity without clear identification hinders transparency, accountability, and due process, while engendering fear and mistrust among policed populations; and

WHEREAS, the Metropolitan Police Department, recognizing the risks inherent to anonymous law enforcement, upholds strict standards on the availability and visibility of badges, name tags, and identification cards whenever its members are in uniform;⁸ therefore be it

RESOLVED, that this Commission calls upon the Mayor, the Deputy Mayor for Public Safety and Justice, the District’s federal representatives, and the Council of the District of Columbia to convey to their federal interlocutors the urgent need to develop clear policies on identifiability and the use of face coverings for federal personnel while conducting overt enforcement activities; and be it further

RESOLVED, that this Commission urges the Office of the Attorney General to publicize information about federal agencies’ policies on the identifiability of their personnel, and about the appropriate channels for reporting violations to the respective agencies’ offices of professional responsibility, civil rights and civil liberties, or the like; and be it further

⁵ Olivia George and Emma Uber, “On Trump’s Order, Dozens Arrested Daily in D.C. The Details Are Hidden,” *The Washington Post*, August 19, 2025, <https://www.washingtonpost.com/dc-md-va/2025/08/19/trump-crime-arrest-reports-hidden/>.

⁶ Jack Healy, Zolan Kanno-Youngs, and Mike Baker, “A Video From Tufts Captures the Fear and Aggression in Trump’s Crackdown,” *The New York Times*, March 27, 2025, <https://www.nytimes.com/2025/03/27/us/politics/tufts-ice-crackdown.html>; Eric Levenson, “Masked Agents and Public Arrests: A Closer Look at ICE’s Increasingly Aggressive Tactics,” CNN, August 25, 2025, <https://www.cnn.com/2025/08/25/us/masks-arrests-ice-tactics-immigration>; Ray Sanchez and Alisha Ebrahimji, “Masked ICE Officers: The New Calling Card of the Trump Administration’s Immigration Crackdown,” CNN, June 21, 2025, <https://www.cnn.com/us/ice-immigration-officers-face-masks>.

⁷ Chris Cameron, “Trump Orders Surge of Law Enforcement in Washington, D.C.,” *The New York Times*, August 7, 2025, <https://www.nytimes.com/2025/08/07/us/politics/trump-washington-dc-federal-police.html>.

⁸ General Order 110.11, “Uniform, Equipment, and Appearance Standards,” District of Columbia Metropolitan Police Department, <https://mpdc.dc.gov/node/423092>.



RESOLVED, that this Commission applauds the efforts of legislators in other states, cognizant of potential preemption challenges, to restrict the use of face coverings and anonymous uniforms by law enforcement officers, including federal personnel,⁹ and recommends that the Council of the District of Columbia consider taking similar measures; and be it further

RESOLVED, that this Commission calls upon the District’s federal representatives to work to advance legislative remedies at the federal level, such as the Visible Identification Standards for Immigration-Based Law Enforcement (VISIBLE) Act, recently introduced in the United States Senate, which would require immigration enforcement officers, as well as other law enforcement officers detailed or deputized to perform immigration enforcement functions, to display their agency name and either their surname or their badge number during overt, public-facing enforcement activities, and would prohibit such officers from wearing non-medical face coverings except in limited circumstances;¹⁰ and be it further

RESOLVED, that this Commission affirms its commitment to implementing community- based models of policing that foster familiarity, mutual respect, and trust between law enforcement and policed populations.

Attested by:

Dave Wethington
Advisory Neighborhood Commission 6A

This Resolution was approved by a vote of x-x-x on September 11, 2025, at a public meeting⁷ of ANC 6A at which a quorum was present.

⁹ Josh Sanders and Bill Seiders, “**Pennsylvania Democrats Push Bill to Ban Masked ICE Agents, Increase Transparency in Law Enforcement,**” CBS News Philadelphia, August 14, 2025, <https://www.cbsnews.com/philadelphia/news/pennsylvania-democrats-ban-ice-masks/>.

¹⁰ U.S. Congress, *Visible Identification Standards for Immigration-Based Law Enforcement Act (VISIBLE Act) of 2025*, S 2212, 119th Cong., 1st sess., introduced in the Senate July 8, 2025, <https://www.congress.gov/bill/119th-congress/senate-bill/2212>.

⁷ 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



September xx, 2025

The Honorable Chairman Phil Mendelson and
Members of the Council of the District of Columbia
1350 Pennsylvania Avenue, NW, Suite 504
Washington, DC 20004

Dear Chairman Mendelson and Honorable Members of the Council:

At a regularly scheduled and properly noticed meeting⁸ on September 11, 2025, the Advisory Neighborhood Commission 6A, voted x-x-x (with x Commissioners required for a quorum) to send this letter to you regarding alcohol and cannabis laws and regulation in the District of Columbia.

ANC 6A believes that alcohol and cannabis have come to serve similar roles in our society. Both substances are intoxicants and can be used by individuals aged 21 and older to self-medicate. However, a growing body of peer-reviewed medical literature documents the potential health risks of even moderate levels of consumption of both of these substances. These health risks include the potential for users to develop physical and/or emotional dependences and/or to temporarily or permanently manifest altered behavior. All of these outcomes can impact not only the individual using the substance, but also their communities.

Accordingly, we see no reason that the two substances should not be regulated in congruent fashions, especially as it regards:

1. Mechanisms and grounds for community input;
2. Protection of neighbors' property, property values, and their peaceful enjoyment of their homes and businesses; and
3. Protection of the health and safety of individuals in areas proximate to these licensees' establishments, especially children and other physically or medically vulnerable individuals; and
4. The right to petition for moratoria is essential for the success of these corridors. At the same time, however, we reject the current set of laws and regulations which dramatically limit community input and constrain the basis by which communities can protest or seek to modify the potential impact of these establishments, particularly retail cannabis vendors, on the community.

Specifically, we are asking that the laws/regulations be modified such that:

⁸ 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.



1. Individuals and entities with standing to protest the granting, expansion, renewal or transfer of a liquor or cannabis license be made consistent for both types of licenses and conform to the provisions of § 25-601(Attached)
2. Both cannabis and alcohol licensees be held to the same appropriateness standards specified for alcohol in § 25-313. (See attached)
3. The Board should consider the factors specified in **§ 25-314 in determinations regarding both alcohol and cannabis licenses**, and that parties with standing should be allowed to protest both cannabis and liquor licenses based on these considerations.

Furthermore, we would ask that paragraph **§ 25-314 (b)(5) be repealed** because we believe that children who use schools, preschools, libraries etc. in commercial corridors deserve to be protected as well as those who use facilities located in solely residential zones.

We also suggest that hospitals and medical clinics should be added to the list of facilities protected under **§ 25-314**

4. Finally, although applications for new cannabis licenses are, at least temporarily suspended, anomalies have resulted in some new license applications still before the Board. Additionally, individuals who hold licenses without a location may still seek to open new establishments in our communities. Thus, the final locations and density of these facilities is still in flux. Accordingly, we request that the laws and regulations be modified to allow communities to apply for cannabis license moratoriums according to a methodology similar to the procedures for alcohol license moratoriums specified at **§ 25-352. Procedures to request a moratorium.**

We look forward to your responses. Should you have any questions, please contact me at 6A05@anc.dc.gov or Commissioner Velasquez at 6A02@anc.dc.gov.

On behalf of the Commission

Dave Wethington, Chair
Advisory Neighborhood Commission 6A District of Columbia



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Alcoholic Beverage Regulation Administration

Source of excerpts below:

<https://abca.dc.gov/sites/default/files/dc/sites/abra/publication/attachments/ABRA%20Code%20Book%20-%20Updated%208-22.pdf>

§ 25-601. Standing to file protest against a license.

(a) The following persons may protest the issuance or renewal of a license, the approval of a substantial change in the nature of operation as determined by the Board under § 25-404, or the transfer of a license to a new location:

(1)(A) An abutting property owner; (B) For the purposes of this paragraph, the term “abutting property” means any property where the property line has a boundary or boundary point in common with the property line of the licensed establishment.

(2) A group of no fewer than 5 residents or property owners of the District sharing common grounds for their protest; provided, that in a moratorium zone established under § 25-351 (or in existence as of May 3, 2001), a group of no fewer than 3 residents or property owners of the District sharing common grounds for their protest;

(3) A citizens association incorporated under the laws of the District of Columbia located within the affected area; provided, that the following conditions are met: (A) Membership in the citizens association is open to all residents of the area represented by the association; and REVISED AUGUST 2022 107 (B) A resolution concerning the license application has been duly approved in accordance with the association's articles of incorporation or bylaws at a duly called meeting, with notice of the meeting given to the voting body and the applicant at least 7 days before the date of the meeting;

(4) An affected ANC;

(5) In the case of property owned by the District within a 600-foot radius of the establishment to be licensed, the Mayor;

(6) In the case of property owned by the United States within a 600-foot radius of the establishment to be licensed, the designated custodian of the property; or

(7) The Metropolitan Police Department District Commander, or his or her designee, in whose Police District the establishment resides. (b)(1) Except as provided in paragraph (2) of this subsection, **an individual or entity that holds a valid wholesaler's license, manufacturer's license, or retailer's license shall not be permitted to protest the issuance or renewal of a** license, the approval of a substantial change in the nature of operation, as determined by the Board under §25-404, or the transfer of a license to a new location. (2) An individual who resides in the neighborhood where the establishment is to be licensed and who holds a **wholesaler's license, manufacturer's license, or retailer's license may protest the issuance or**



renewal of a license, the approval of a substantial change in the nature of operation, as determined by the Board under § 25-404, or the transfer of a license to a new location if the individual otherwise has standing pursuant to subsection (a)(1) or (2) of this section.

§ 25-313. Appropriateness standard.

(a) To qualify for issuance, renewal of a license, transfer of a license to a new location, or an application for the approval of a substantial change in operation as determined by the Board under § 25-404, an applicant shall demonstrate to the satisfaction of the Board that the establishment is appropriate for the locality, section, or portion of the District where it is to be located. (b) In determining the appropriateness of an establishment, the Board shall consider all relevant evidence of record, including:

- (1) The effect of the establishment on real property values;
- (2) The effect of the establishment on peace, order, and quiet, including the noise and litter provisions set forth in §§ 25-725 and 25-726; REVISED AUGUST 2022 69
- (3) The effect of the establishment upon residential parking needs and vehicular and pedestrian safety; and , , , ,

§ 25-314. Additional considerations for new license application or transfer of license to a new location.

(a) In determining the appropriateness of an establishment for initial issuance of a license or a transfer of a license to a new location, the Board shall also consider the following:

- (1) The proximity of the establishment to schools, recreation centers, day care centers, public libraries, or other similar facilities;
- (2) The effect of the establishment on the operation and clientele of schools, recreation centers, day care centers, public libraries, or other similar facilities; and
- (3) Whether school-age children using facilities in proximity to the establishment will be unduly attracted to the establishment while present at, or going to or from, the school, recreation center, day care center, public library, or similar facility at issue.

(4) Whether issuance of the license would create or contribute to an overconcentration of licensed establishments which is likely to adversely affect the locality, section, or portion in which the establishment is located.

(b)(1) No license shall be issued for any establishment within 400 feet of a public, private, or parochial primary, elementary, or high school; college or university; or recreation area operated by the District of Columbia Department of Parks and Recreation, except as provided in paragraphs (2) through (11) of this subsection.

(2) The 400-foot restriction shall not apply to a restaurant, hotel, club, caterer's, bed and breakfast, or temporary license.



New Business



(3)(A) The 400-foot restriction shall not apply if there exists within 400 feet a currently-functioning establishment holding a license of the same class at the time that the new application is submitted.

(B) The exception to the 400-foot restriction in subparagraph (A) of this paragraph shall not apply if the currently operating establishment holding a license of the same class is exempt from the 400- foot restriction under paragraph (8) of this subsection.

(4) The 400-foot restriction shall not apply if: (A) The applicant applies for an off-premises **retailer's license, class B, that meets the definition of a full-service grocery store**, as defined in § 25-101(22A); (B) The sale of alcoholic beverages constitutes no more than 15% of the total volume of gross receipts on an annual basis;

§ 25-314. Additional considerations for new license application or transfer of license to a new location.

(a) In determining the appropriateness of an establishment for initial issuance of a license or a transfer of a license to a new location, the Board shall also consider the following:

(1) The proximity of the establishment to schools, recreation centers, day care centers, public libraries, or other similar facilities;

(2) The effect of the establishment on the operation and clientele of schools, recreation centers, day care centers, public libraries, or other similar facilities; and

(3) Whether school-age children using facilities in proximity to the establishment will be unduly attracted to the establishment while present at, or going to or from, the school, recreation center, day care center, public library, or similar facility at issue.

(4) Whether issuance of the license would create or contribute to an overconcentration of licensed establishments which is likely to adversely affect the locality, section, or portion in which the establishment is located.

(b)(1) No license shall be issued for any establishment within 400 feet of a public, private, or parochial primary, elementary, or high school; college or university; or recreation area operated by the District of Columbia Department of Parks and Recreation, except as provided in paragraphs (2) through (11) of this subsection.

(2) The 400-foot restriction shall not apply to a restaurant, hotel, club, caterer's, bed and breakfast, or temporary license. (3)(A) The 400-foot restriction shall not apply if there exists within 400 feet a currently-functioning establishment holding a license of the same class at the time that the new application is submitted. (B) The exception to the 400-foot restriction in subparagraph (A) of this paragraph shall not apply if the currently operating establishment holding a license of the same class is exempt from the 400- foot restriction under paragraph (8) of this subsection.

(4) The 400-foot restriction shall not apply if: (A) The applicant applies for an off-premises **retailer's license, class B, that meets the definition of a full-service grocery store**, as defined



in § 25-101(22A); (B) The sale of alcoholic beverages constitutes no more than 15% of the total volume of gross receipts on an annual basis; (C) The establishment is not located in a residential-use district as defined in the zoning regulations and shown in the official atlases of the Zoning Commission for the District of Columbia, or if located within the Southeast Federal Center, in the SEFC-1 zone; (D) The opinion of the ANC, if any, in which the establishment is **located has been given great weight; and (E) The applicant does not hold a manufacturer's or wholesaler's license.**

(5) The 400-foot restriction shall not apply where the main entrance to the college, university, or recreation area, or the nearest property line of the school is actually on or occupies ground zoned commercial or industrial according to the official atlases of the Zoning Commission of the District of Columbia.

(6) The 400-foot restriction shall not apply to an application for a retailer's license, class IA or IB.

(7) The 400-foot restriction shall not apply to an applicant for a retailer's license, class B, if the applicant's establishment will be located inside of a hotel and will have no direct public access to the street or the outside of the hotel's building. (8) The 400-foot restriction shall not apply to an application for an on-premises retailer's license, class CT, DT, CX, or DX, or an off-premises retailer's license, class A or B, located in the Mixed Use-12 Zone, Square 473 according to the official atlases of the Zoning Commission of the District of Columbia

§ 25-352. Procedures to request a moratorium.

(a) The moratorium request shall be made to the Board in writing, stating:

(1) The name and address of the individual, group, or business entity seeking the moratorium;

(2) The area of the District to be covered by the moratorium;

(3) The class or classes of licenses to be covered by the moratorium; and

(4) A detailed statement of the reasons that the moratorium is appropriate under at least 2 of the appropriateness standards set forth in subchapter II of this chapter.

(b) For the purposes of subsection (a)(2) of this section, the individual, group, or business entity seeking the moratorium shall identify one licensed establishment. The area to be covered by the moratorium shall be measured from the property lines of that establishment. The entire area to be covered under a moratorium shall be either a locality, section, or portion.

(c) For the purposes of subsection (a)(3) of this section, a moratorium may be sought for a single class of license or for any combination of the classes of licenses.

(d) No moratorium request to limit the number of licenses to be issued, the number of licenses issued for any single class, or the issuance of amended licenses for any single class that constitute a substantial change shall be considered by the Board unless all the



New Business



requirements of subsection (a) of this section have been met and the following conditions are satisfied:

(1) If the requested moratorium area is a locality, there shall exist in the area at least 3 licensed establishments of the same class or 6 licensed establishments of any class or combination of classes;

(2) If the requested moratorium area is a section, there shall exist in the area at least 6 establishments of the same class or 12 establishments of any class or combination of classes; or

(3) If the requested moratorium area is a portion, there shall exist in the area at least 9 establishments of the same class or 18 establishments of any class or combination of classes.

(e) A moratorium request to limit the sale of products by licensees under an off-premises retailer's license, class A and class B, shall not be considered by the Board unless all the requirements of subsection (a) of this section have been met and the following conditions are satisfied:

(1) If the requested moratorium area is a locality, there shall exist in the locality at least 3 class A, 3 class B, or any combination of 3 class A or class B licensed establishments;

(2) If the requested moratorium area is a section, there shall exist in the section at least 5 class A, 5 class B, or any combination of 5 class A or class B licensed establishments; or

(3) If the requested moratorium area is a portion, there shall exist in the portion at least 7 class A, 7 class B, or any combination of 7 class A or class B licensed establishments.

(f) The requirements of this section shall not apply to solicitor's licenses, manager's licenses, caterer's licenses, or to temporary licenses.



ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING

Placard Posting Date: August 22, 2025
Protest Petition Deadline: October 6, 2025
Roll Call Hearing Date: October 27, 2025

License No.: ABRA-129463
Licensee: MSWN, Inc.
Trade Name: Tiffany's Bar and Bistro
License Class: Retailer's Class "C" Restaurant
Address: 709 H Street, N.E.
Contact: Connie Park (Sim): (703) 506-8886, gleeparalegal@gmail.com

WARD 6

ANC 6A

SMD 6A02

Notice is hereby given that this licensee has requested a Substantial Change to their license under the D.C. Alcoholic Beverage Control Act and that the objectors are entitled to be heard before the granting of such on the **Roll Call Hearing date on November 3 2025, at 10 a.m., Suite 4200-B, 899 North Capitol Street N.E., Washington, DC, 20002**. Petitions and/or requests to appear before the ABC Board must be filed electronically to abca.legal@dc.gov on or before the Petition deadline.

NATURE OF SUBSTANTIAL CHANGE

Request for an Entertainment Endorsement inside the premises only.

CURRENT HOURS OF OPERATION AND ALCOHOLIC BEVERAGE SALES, SERVICE, AND CONSUMPTION INSIDE PREMISES

Sunday 9am – 9:30pm, Monday through Thursday 11am – 9:30pm, Friday 11am – 11pm, Saturday 9am – 11pm

PROPOSED HOURS OF LIVE INDOOR ENTERTAINMENT

Friday and Saturday 7pm – 9pm (No Entertainment Sunday-Thursday)



ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING

Placard Posting Date: August 8, 2025
Protest Petition Deadline: September 22, 2025
Roll Call Hearing Date: October 14, 2025
Protest Hearing Date: November 19, 2025

License No.: ABRA-132951
Licensee: Himalayan Nanglo, LLC
Trade Name: Nanglo
License Class: Retailer's Class "C" Restaurant
Address: 1301 H Street N.E., Unit C-1
Contact: Nabin Paudel: (571) 225-5409, nanglodc1301@gmail.com

WARD 6

ANC 6A

SMD 6A06

Notice is hereby given that this licensee has applied for a new license under the D.C. Alcoholic Beverage Control Act and that the objectors are entitled to be heard before the granting of such on the **Roll Call Hearing date on October 14, 2025, at 10 a.m., Suite 4200-B, 899 North Capitol Street N.E., Washington, DC, 20002.** Petitions and/or requests to appear before the ABC Board must be filed electronically to abca.legal@dc.gov on or before the Petition deadline. The **Protest Hearing date** is scheduled on **November 19, 2025 at 1:30 p.m.**

NATURE OF OPERATION

The Establishment will be a restaurant serving Indian foods. Seating for 86 inside the premises. Summer Garden with seating for 20. Total Occupancy Load of 106 throughout the Establishment. Carry-out and Delivery Endorsement.

HOURS OF OPERATION AND ALCOHOLIC BEVERAGE SALES, SERVICE, AND CONSUMPTION FOR INSIDE PREMISES AND FOR SUMMER GARDEN

Sunday through Saturday 11am – 11:30pm

HOURS OF ALCOHOLIC BEVERAGE CARRY-OUT AND DELIVERY

Sunday through Saturday 11am – 11pm



ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING

Placard Posting Date: August 8, 2025
Protest Petition Deadline: September 22, 2025
Roll Call Hearing Date: October 14, 2025
Protest Hearing Date: November 19, 2025

License No.: ABRA-133331
Licensee: 618 Productions LLC
Trade Name: 618 Productions
License Class: Retailer's Class "C" Tavern
Address: 1353 H Street, N.E.
Contact: Jeffrey Jackson: (202) 251-1566, jjharlem112@gmail.com

WARD 6

ANC 6A

SMD 6A06

Notice is hereby given that this licensee has applied for a new license under the D.C. Alcoholic Beverage Control Act and that the objectors are entitled to be heard before the granting of such on the **Roll Call Hearing date on October 14, 2025 at 10 a.m., Suite 4200-B, 899 North Capitol Street N.E., Washington, DC, 20002.** Petitions and/or requests to appear before the ABC Board must be filed electronically to abca.legal@dc.gov on or before the Petition deadline. The **Protest Hearing date** is scheduled on **November 19, 2025 at 1:30 p.m.**

NATURE OF OPERATION

New Retailer's Class "C" Tavern with an interior seating capacity of 417. Summer Garden with 79 seats and a total capacity of 79. Total Occupancy Load of 496 throughout the establishment. A Sidewalk Café Endorsement with 6 seats. Live Entertainment with Dancing and Cover Charge inside the premises only. Applicants also requests the Alcohol Carry-out and Delivery and Holiday Extension of Hours Endorsements.

HOURS OF OPERATION AND ALCOHOLIC BEVERAGE SALES, SERVICE, AND CONSUMPTION FOR INSIDE PREMISES, SIDEWALK CAFÉ, AND SUMMER GARDEN

Sunday through Thursday 5pm – 2am, Friday and Saturday 5pm – 3am

HOURS OF LIVE ENTERTAINMENT FOR INSIDE PREMISES ONLY

Sunday through Thursday 5pm – 2am, Friday through Saturday 5pm – 3am

HOURS OF ALCOHOLIC BEVERAGE CARRY-OUT AND DELIVERY

Sunday through Saturday 11am – 1am



ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING

Placard Posting Date: August 22, 2025
Protest Petition Deadline: October 6, 2025
Roll Call Hearing Date: October 27, 2025
Protest Hearing Date: December 3, 2025

License No.: ABRA-129373
Licensee: MT, LLC
Trade Name: High Class DC
Registration/License Type: Medical Cannabis Retailer
Address: 1320 H Street N.E.
Contact: Minase Tasissa; 202-378-4409; minasetasissa@gmail.com

WARD 6

ANC 6A

SMD 6A01

Notice is given that the above-named medical cannabis retailer applicant has requested a new license to be located at **1320 H Street N.E.** Pursuant to Title 22-C of the DCMR (Medical Cannabis Program) objectors are entitled to be heard regarding the new license application. Petitions and/or requests to appear before the ABC Board must be filed electronically to abca.legal@dc.gov on or before the petition deadline. The **Roll Call Hearing is scheduled for October 27, 2025 at 10 a.m., Suite 4200-A, 899 North Capitol Street N.E., Washington, DC, 20002.** The **Protest Hearing date** is scheduled for **December 3, 2025 at 1:30 p.m.** All hearings before the Board are conducted virtually.

NATURE OF OPERATION

The medical cannabis retailer applicant is requesting to locate its operations **1320 H Street N.E.** The proposed facility with approximately 880 square feet of space will provide cannabis flowers, cannabis concentrates, and a line of edible products and home delivery services to registered patients in Washington, D.C. The applicant is requesting a delivery endorsement.

HOURS OF OPERATION FOR RETAILER

Sunday – Saturday 7 am – 11 pm

HOURS OF RETAILER SALES OPEN TO THE PUBLIC

Sunday – Saturday 7 am – 11 pm

HOURS OF DELIVERY FOR RETAILER

Sunday – Saturday 7 am – 11 pm