



**District of Columbia Government
Advisory Neighborhood Commission 6A
Agenda for October 9, 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/82450190998>

Call-in Number: +1 301 715 8592

Webinar ID (access code): 824 5019 0998

One tap mobile: +13092053325,,82450190998#

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
Commander Colin Hall, MPD First District**

7:30 pm Consent Agenda pg. 23

Economic Development and Zoning (EDZ)

Recommendation: ANC 6A send a letter to BZA in support of a special exception to construct a second story accessory dwelling unit to an existing, detached, accessory garage, in the rear of an existing, attached, two-story with basement, principal dwelling unit at 1231 F Street NE in the RF-1 zone.

Recommendation: ANC 6A send a letter to BZA in support of a time extension 1207 H Street NE; Square 1004, Lot 342; (BZA 20943A): Submitted by WCP 1207 H Street, LLC, to extend for an additional two years, Board of Zoning Adjustment Order Number 20943, raze an existing structure, and to construct a new, detached, six-story with below-grade parking and penthouse, 184- 210 dwelling unit, mixed-use building in the NMU-7B/H-A zone

Recommendation: ANC 6A send a letter to BZA in support of a special exception to construct a two-story with basement rear addition, and a garage with second story accessory dwelling unit, to an existing, attached, two-story with basement, principal dwelling unit at 307 15th Street NE in the RF-1 zone.

Transportation and Public Space (TPS)

Recommendation: ANC 6A send a letter to DDOT requesting replacement of the blinking stop sign at 9th and K St NE and to consider additional safety improvements to the intersection and to 10th and Mass Ave NE.

7:40 pm Officer Reports pg. 75

1. Accept Treasurer's Report
2. Approve FY2025 4th Quarter Report
3. Memo about a potential Bank Change

**7:50 pm Standing Committee Reports:
Community Outreach (COC) pg. 79**

1. Accept September 2025 committee report. No report submitted.



**District of Columbia Government
Advisory Neighborhood Commission 6A
Agenda for October 9, 2025**



2. Next meeting: 7:00 pm, October 27, 2025 (4th Monday) -

7:55 pm **Alcohol Beverage and Cannabis (ABC)** **pg. 80**

1. No report. ABC did not meet in September 2025.
2. Accept May 2025 committee report.
3. Next meeting - 7:00 pm, October 28, 2025 (4th Tuesday)

8:00 pm **Transportation and Public Space (TPS)** **pg. 83**

1. Accept September 2025 committee report.
2. Next meeting - 7:00 pm, October 20, 2025 (3rd Monday)

8:05 pm **Economic Development and Zoning (EDZ)** **pg. 86**

1. Accept September 2025 committee report.
2. Next meeting - 7:00 pm, October 15, 2025 (3rd Wednesday)

8:10 pm **New Business** **pg. 91**

Suggested Motion: ANC 6A send a letter to the DC Council, Director Brian Hanlon DOB, and Director Sara Benjamin Bardin with copies sent to Utku Aslanturk, CEO of Dila Developments, Attorney General Brian Schwalb and ANC 6C regarding real estate developments by Dila Developments (ANC 6A at 1000-1014 H Street NE and ANC 6C at 901 3rd Street NE) and to request that ANC 6C consider sending a similar letter to the cited parties. (Shapiro)

Suggested Motion: Renewal of a class C tavern license for Paste & Rind, LLC dba Paste & Rind, 904 H Street NE (ABRA-122723) (Velasquez)

Suggested Motion: Renewal of a class C tavern license with sidewalk cafe endorsement for Hoost, LLC dba Nomad Hookah Bar, 1200 H Street NE (ABRA-087558) (Velasquez)

Suggested Motion: Renewal of a class C tavern license with summer garden endorsement for Queen Vic, LLC dba The Queen Vic, 1206 H Street NE (ABRA-083930) (Velasquez)

Suggested Motion: ANC6A protest the medical cannabis license for Proper Exotic at 313 8th Street NE (ABRA-128697), unless a settlement agreement is reached and that the Chair, Vice Chair, ABC Chair and Commissioner Kolb represent ANC 6A in negotiations. (Velasquez)

Suggested Motion: ANC 6A send a letter in support of after-hours permit for Goding Elementary School - 920 F Street NE, Washington DC 20002 for work on Sundays and holidays The letter is to be sent to Andrew Walker at DCPS with copies to John Burst at SWS, Alan Karnofsky at DGS and Nicole Rogers at DOB. Permission is also requested to sign and send a copy of the letter below immediately following approval. (Shapiro)

8:40pm **Single Member District reports** (2 minutes each)

8:55 pm **Community Comments** (2 minutes each)



**District of Columbia Government
Advisory Neighborhood Commission 6A
Agenda for October 9, 2025**



9:00 pm **Adjourn**



Advisory Neighborhood Commission 6A Meeting Minutes - September 11, 2025



Advisory Neighborhood Commission (ANC) 6A Minutes Virtual Meeting via Zoom September 11, 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. The minutes for the ANC July 2025 meeting were accepted subject to any minor or technical corrections approved by the Secretary. The agenda for the September 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

Sherwood Recreation Center - Robert Robinson, Recreation Manager

Sherwood Recreation Center's Recreation Manager, Robert Robinson, gave an overview of the programming available at Sherwood, noting that there are many amenities available including gyms, a kitchen, senior programming, and opportunities for young adults. For those interested in signing up for programming, there is a QR code onsite or information at www.dpr.dc.gov. Commissioner Roberta Shapiro is looking forward to reviewing recent satisfaction survey results and is excited that Mr. Robinson is looking to bring more events to Sherwood.

Consent Agenda:

The following items were adopted by unanimous consent:

Economic Development and Zoning (EDZ)

- ANC 6A 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
- ANC 6A 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)

Officer Reports:

1. The September 2025 Treasurer's report submitted by Commissioner Roberta Shapiro reviewed the expenditures accrued in July and August: \$846.19 for webmaster services, \$275.00 for notetaking, and \$22.00 for registration for the website domain. After these distributions totaling \$1,143.19, the closing uncommitted funds available at the end of August were \$31,180.24. The savings account has a balance of \$100.05. The Treasurer's report was approved by unanimous consent.
2. Commissioner Shapiro moved and Commissioner Stephen Kolb seconded the motion that ANC 6A approve the FY2026 budget as put forth by Treasurer Shapiro. The presented budget includes OANC allocations which have been confirmed as unchanged from the previous year at \$4,627.94 per quarter or \$18,499.88 per year. The largest part of the budget is for support services - 71% of the budget or \$13,200 - and the next largest expense is for communications, comprising ads in the Fagon Guide and Hill Rag for announcement of meetings and Adobe software. \$3,000 is budgeted for grants and \$700.00 for miscellaneous expenses. The FY2026 Budget Plan was approved by unanimous consent. The motion passed 7-0.



Advisory Neighborhood Commission 6A Meeting Minutes - September 11, 2025



3. Commissioner Wethington moved and Commissioner Kolb seconded the motion that ANC 6A close the savings account, which has earned 5 cents in interest this year, and roll those funds into the checking account. The motion passed 7-0.
4. Commissioner Shapiro has explored avenues for earning interest in the nearly \$30,000 in the ANC 6A checking account. A money market account is allowable by OANC, but the current bank rate is only 1%. CDs, which have rates over 4%, are currently not allowed, and the Commissioner believes that long term, the ANC should discuss this and banking practices with OANC. In the meantime, ANC 6A could move funds to a money market account at its current bank or a different one if rates are higher - using two banks is allowed.

Standing Committee Reports:

Community Outreach (COC)

3. The May 2025 committee report was accepted by unanimous consent subject to any minor or technical corrections approved by the Secretary.
4. No report. Committee did not meet in July 2025.
5. Next meeting: 7:00 pm, September 29, 2025 (4th Monday) - In-person meeting - 1207 H Street NE.

Alcohol Beverage and Cannabis (ABC)

1. The May 2025 committee report has not been submitted.
2. The June 2025 committee report was accepted by unanimous consent subject to any minor or technical corrections approved by the Secretary.
3. Next meeting - 7:00 pm, September 30, 2025 (5th Tuesday; usually 4th Tuesday)

Transportation and Public Space (TPS)

1. The July 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, September 15, 2025 (2nd Monday; 3rd Monday)

Economic Development and Zoning (EDZ)

1. The July 2025 committee report was accepted by unanimous consent subject to any minor or technical corrections approved by the Secretary.
2. Commissioner Wethington moved and Commissioner Paul Spires seconded the motion that 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). The property has vacant space on its north, west, and east facades. Currently the condition of the property is poor and the turret is old and needs updating. The new roof height will be at a maximum of 30 feet. A solar study was done and found that shading from the new level falls on vacant space and has no impact on adjacent neighbors. All neighbors have been notified as required and architecturally, the new property will resonate with newly renovated homes on the street. Currently there are no plans for any building on the vacant lots. The motion passed 7-0.
3. Next meeting - 7:00 pm, September 17, 2025 (3rd Wednesday)

New Business:

1. Commissioner Shapiro moved and Commissioner Jeff Giertz seconded the motion that ANC 6A send a Resolution to the DC Council condemning federal overreach in the District of Columbia. These are model resolutions distributed by several DC Commissioners interested in DC autonomy and home rule; several ANCs have approved them. Commissioner Shapiro suggests ANC 6A send the resolution to the Deputy Mayor for Public Safety, Attorney General Schwalb, the Mayor, the DC Council, and the UD



Advisory Neighborhood Commission 6A Meeting Minutes - September 11, 2025



House Oversight Committee and offered a slight amendment updating that thousands of National Guard members have been deployed. Commissioner Mike Velasquez offered a friendly amendment to remove the eighth whereas clause referencing public safety as a political smokescreen. The motion passed 7-0. I

2. Commissioners Velasquez and Shapiro moved and Commissioner Spires seconded the motion that ANC 6A send a letter to DC Council regarding a review of the DC Alcohol and Cannabis Laws and Regulation. Commissioner Kolb offered a friendly amendment to include attorney general Schwalb and Fred Moosally. The motion passed 7-0.
3. Commissioner Shapiro moved and Commissioner Kolb seconded the motion that 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. The motion passed 7-0.

The Commission will add a citation to a National Guard document referencing the National Guard engendering fear and mistrust. The motion passed 7-0.

The following motions are on the agenda for the full ANC before being voted on in ABC due to timing and deadlines:

4. Commissioner Velasquez moved and Commissioner Kolb seconded the motion that ANC 6A take no action on Tiffany's Bar and Bistro's request for an Entertainment Endorsement inside the premises only at 709 H Street, NE. The establishment has a license and has been complying with guidelines. The motion passed 7-0.
5. Commissioner Velasquez moved and Commissioner Giertz seconded the motion that ANC 6A protest a New Class "C" License, Nanglo, 1301 H Street NE, Unit C-1 unless a settlement agreement is reached.
6. New Class "C" License, 618 Productions, 1353 H Street, NE, Unit C-1
Mr. Kabir Khanna, a DJ, organizer, and program director, is a managing director of 618 productions, is from the DMV, and has extensive experience with DC music events. The company is community operated, focused, and highlights local DC talent. They are seeking a liquor license. The previous occupant had a summer garden and the current occupancy including the summer garden would be 106. Commissioner Velasquez moved that ANC 6A protest a New Class "C" License, 618 Productions, 1353 H Street, NE, Unit C-1 unless a settlement agreement is reached. The Commission authorized Commissioners Velasquez and Giertz to negotiate on behalf of ANC 6A. The motion passed 7-0.
7. Commissioner Velasquez moved and Commissioner Spires seconded the motion that ANC 6A protest unless a settlement agreement is reached the application of 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. Mr. Cameron Mixon, representing the applicant, noted that the applicant has a successful similar business in the Takoma area. Mr. Minase Tasissa, the applicant, has been running a medical dispensary for over two years and has never had any issues or enforcement actions. A security plan is ready and employees are trained and the applicant is not seeking a consumption onsite license. The Commission would like to see community involvement and caution the applicants that H Street may be an over-saturated market already for this type of business. The motion passed 7-0.

Single Member District reports



Advisory Neighborhood Commission 6A Meeting Minutes - September 11, 2025



Commissioner Amber Gove (6A04) reported that Hill Family Biking had a back-to-school ride with 512 riders and a foam party; the next ride will be on Saturday September 27, 2025 aligning with Kingman Island Festival. There are Free DC trainings coming up. The Commissioner recognized Jen DeMayo for supporting neighbors on East Capitol Street during utilities damage. A missing sidewalk crosswalk or sidewalk striping can be reported on 'public utilities inspection' on 311.

Commissioner Spires (6A01) noted that there was a fire in an alley and a racial incident, and the Commissioner encourages more community gatherings in addition to Sunday cleanups. The Commissioner is looking forward to Art All Night.

Commissioner Velasquez (6A02) is looking forward to Art All Night and the H Street Festival and is grateful to those who devote their time to these events. There have been some sidewalk repairs and concern over reports of federal law enforcement entering buildings without invitation or warrants. There are enough challenges to the city's economic vitality without economic engines being suppressed by the addition of law enforcement that seems to be welcomed by the mayor.

Commissioner Shapiro (6A03) has frustrating things to report. The neighborhood learned that excavation will be needed on the newly renovated SWS, where there has been a delay in permitting the project. Meanwhile, the school continues to have water infiltration and mold problems. Two years ago, \$4M was allocated to renovation of Sherwood, which was again delayed and finally finished, only for the western part of the track and the tennis court to be torn up because drainage was not planned correctly. Additional drainage needs to be installed, so the tennis court is closed again and the track is partially closed.

Commissioner Jeff Giertz (6A06) gave an update on ongoing efforts on 15th Street approaching the starburst intersection where there are continued concerns on safety and beautification. An earlier public safety walk has continued to yield results and MPD sends police patrols into the area which seems to have a positive impact on perception of public safety. Over Labor Day weekend, neighbors on 14th Place organized a block cleanup during which 12-15 people spent 2-3 hours cleaning up trash and weeds and generally making the area look better. Preventative Measures, which is on the corner of 15th and G Streets, will participate in a community meeting on October 1 and engage neighbors who would like to learn about its business initiatives. The Commissioner is proud and happy that the ANC did their part to protest, pass resolutions, and stand for democracy in DC.

Commissioner Stephen Kolb (6A07) has been responding to two constituent concerns, one about a back retaining wall that is caving in on their property but abuts a different street. The Commissioner is getting counsel from other Commissioners, looking at maps, and finding a resolution. Neighbors are getting parking tickets along East Capitol Street when they park in bus zones which are inactive due to bus route changes. The Commissioner is finding out whether WMATA, General Services, or DDOT is responsible for signage changes and emailing the agencies.

Commissioner Wethington (6A05) reported that Color the Curb installations are beginning to be added around the neighborhood to enhance character and safety. Unfortunately, several will probably be torn up by DC Water as they progress with pipework, and the Commissioner is trying to minimize this. DC Parks and Rec has said that Kingsman Dog Park construction will begin on September 16, 2025.

Community Comments

Jen DeMayo of Councilmember Charles Allen's office noted that the 30-day federal takeover ended yesterday and this does not include the deployment of the National Guard. Neighbors should follow Councilmember Allen across social media for updates. Councilmember Allen and colleagues have met



Advisory Neighborhood Commission 6A Meeting Minutes - September 11, 2025



with House Leader Jeffries and other representatives, calling for an immediate end to the occupation. The Council has sent letters opposing the 10 bills that were voted on. Next week there is a final vote on RFK Stadium and the Rental Act; the Council will debate and vote on September 17, 2025. Councilmember Allen voted to support the stadium only after several neighborhood-boosting and sustainability additions were included.

MOCR Noah Glasgow provided an update from the Mayor's office on Art all Night, noting that there will be an app that users can download to see a list of all citywide events. In relation to the federal search, President Trump invoked section 740 of the Home Rule Act and declared an emergency in DC; Mayor Bowser is compelled to provide MPD services. The 30-day period expired last night, so MPD is no longer compelled to fulfill White House requests. The Mayor released an emergency order on September 2, 2025 in which preserving home rule was the number one priority. The mayor intends to continue working with federal agencies as it has in the past.

The meeting adjourned at 9:56 pm.



Advisory Neighborhood Commission 6A Community Presentations



Commander Colin Hall, MPD First District



Commission Correspondence of September 11, 2025 Meeting



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



September 23, 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 meeting¹ on September 11, 2025, the Advisory Neighborhood Commission 6A, voted 7-0-0 (with 4 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:

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



Commission Correspondence of September 11, 2025 Meeting



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



Commission Correspondence of September 11, 2025 Meeting



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



Commission Correspondence of September 11, 2025 Meeting



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.



Commission Correspondence of September 11, 2025 Meeting



(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



Commission Correspondence of September 11, 2025 Meeting



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 1A or 1B.

(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



Commission Correspondence of September 11, 2025 Meeting



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.



Commission Correspondence of September 11, 2025 Meeting



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

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>.



Commission Correspondence of September 11, 2025 Meeting



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, 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 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 7-0-0 on September 11, 2025, at a public meeting⁶ of ANC 6A at which a quorum was present.

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>.

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.



Commission Correspondence of September 11, 2025 Meeting



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.



Commission Correspondence of September 11, 2025 Meeting



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 identified, in marked units, and highly visible”;⁷ and

WHEREAS, conducting enforcement activity without clear identification hinders transparency, accountability, and due process,

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>.



Commission Correspondence of September 11, 2025 Meeting



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
Chair, Advisory Neighborhood Commission 6A

This Resolution was approved by a vote of 7-0-0 on September 11, 2025, at a public meeting¹¹ 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>.

¹¹ ANC 6A meetings are advertised electronically on anc-6a@googlegroups.com, and newhilleast@groups.io, at www.anc6a.org, on Twitter (@ANC6A) and through print advertisements in the Hill Rag.



Commission Correspondence of September 11, 2025 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
P.O. Box 15020
Washington, D.C. 20003



September 25, 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 bzsubmissions@dc.gov

Re: ANC 6A Support for BZA #21355 of Robert and Rachael Loper

Dear Ms. Mehlert,

At a regularly scheduled and properly noticed meeting¹ on September 11, 2025, Advisory Neighborhood Commission 6A voted 7-0-0 (with 4 Commissioners required for a quorum) to support the request for Robert and Rachael Loper at 916 D Street NE, BZA case number 21355. The applicant proposes to construct a front porch addition, to an existing, semi-detached, two-story with basement, principal dwelling unit in the RF-1 zone. Specifically, the applicant requested a Special Exception for relief from the lot occupancy requirements of Subtitle E § 210.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2.

During the ANC 6A Economic Development and Zoning Committee meeting on July 17, 2025, 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. The design has taken measures to ensure that the addition is in the character of the neighborhood and it will not disrupt the privacy, air and light of neighbors. The owner has proven that the Special Exception criteria has been met through submission of architectural drawings and discussions with neighbors. The ANC believes that this development will align with the character, scale, and pattern of houses in the neighborhood.

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

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 September 11, 2025 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
P.O. Box 15020
Washington, D.C. 20003



September 25, 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 #21352 of Anakainosis, LLC

Dear Ms. Mehlert,

At a regularly scheduled and properly noticed meeting¹ on September 11, 2025, Advisory Neighborhood Commission 6A voted 7-0-0 (with 4 Commissioners required for a quorum) to support the request for Anakainosis, LLC at 828 12th Street NE, BZA case number 21352. The applicant proposes to construct a penthouse with roof deck to an existing, semi-detached, two-story with basement, principal dwelling unit in the RF-1 zone. Specifically, the applicant requested a Special Exception for relief from the roof top or upper floor element requirements of Subtitle E § 204.1, pursuant to Subtitle E § 204.4 and Subtitle X § 901.2.

During the ANC 6A Economic Development and Zoning (EDZ) Committee meeting on July 17, 2025, Ms. Nadine Ranade presented plans, developed by her new architecture firm, Anakainosis, LLC, to remodel a 1910 semi-detached home by adding a rooftop penthouse and deck and removing an existing turret. In a split vote, the EDZ Committee recommended that ANC 6A support the application, contingent upon the submission of clearer architectural drawings. Ms. Ranade attended the September 11, 2025, ANC 6A meeting to present the revised drawings to the full commission. The full ANC voted to support the request for a Special Exception, noting that owner has fulfilled that the Special Exception criteria through submission of architectural drawings and discussions with neighbors.

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

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.



Consent Agenda



Economic Development and Zoning (EDZ)

Recommendation: ANC 6A send a letter to BZA in support of a special exception to construct a second story accessory dwelling unit to an existing, detached, accessory garage, in the rear of an existing, attached, two-story with basement, principal dwelling unit at 1231 F Street NE in the RF-1 zone.

Recommendation: ANC 6A send a letter to BZA in support of a time extension 1207 H Street NE; Square 1004, Lot 342; (BZA 20943A): Submitted by WCP 1207 H Street, LLC, to extend for an additional two years, Board of Zoning Adjustment Order Number 20943, raze an existing structure, and to construct a new, detached, six-story with below-grade parking and penthouse, 184- 210 dwelling unit, mixed-use building in the NMU-7B/H-A zone

Recommendation: ANC 6A send a letter to BZA in support of a special extension to construct a third story and a three-story with basement rear addition, to an existing, attached, two-story with basement, principal dwelling unit at 1332 Corbin Place NE in the RF-1 zone.

Transportation and Public Space (TPS)

Recommendation: ANC 6A send a letter to DDOT requesting replacement of the blinking stop sign at 9th and K St NE and to consider additional safety improvements to the intersection and to 10th and Mass Ave NE.



Consent Agenda



October XX, 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 #21391 of Smita Rawoot

Dear Ms. Mehlert,

At a regularly scheduled and properly noticed meeting¹ on October 9, 2025, Advisory Neighborhood Commission 6A voted X-X-X (with 4 Commissioners required for a quorum) to support the request for Smita Rawoot at 1231 F Street NE, BZA case number 21391. The applicant proposes to construct a second story accessory dwelling unit to an existing, detached, accessory garage, in the rear of an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone. Specifically, the applicant is requesting a Special Exception for relief from maximum building area requirements of Subtitle E § 5003.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2; as well as a Special Exception to the accessory apartment use requirements of Subtitle U § 301.1(e), pursuant to Subtitle X § 901.2.

During the ANC 6A Economic Development and Zoning Committee meeting on September 17, 2025, Ms. Rawoot and her architect, Ileana Schinder, presented a proposal for a second-story accessory dwelling unit (ADU) leaving the front façade and building footprint unchanged. The ADU's height remains within zoning regulations, and presented shadow studies show no adverse impacts. Adjacent neighbors were notified and supportive. The owner has proven that the Special Exception criteria has been met through submission of architectural drawings and discussions with neighbors. The ANC believes that this development will align with the character, scale, and pattern of houses in the neighborhood.

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

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.



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
1007	0113	RF-1	6A06

Address of Property: 1231 F ST NE

ZONING INFORMATION

Relief from section(s): E-5003.1; X-901(a),(b)&(c); U 301.1(c) 1, 2 (e),(f); E-5201.3(a),(b),(c) & (d); E-5201.4

Type of Relief: Special Exception

Brief description of proposed project: Second floor addition to existing garage.

Present use of Property: Townhouse with existing rear garage.

Proposed use of Property: 1 bedroom dwelling to be placed at addition above garage

CONTACT INFORMATION

Owner Information

Name: Smita Rawoot

E-mail: rawootsmita@gmail.com

Address: 1231 F St NE Washington DC 20002

Phone No.s: (617)899-9924

Phone No. Alternate:

Authorized Agent Information

Name: Ileana Schinder

E-mail: ile@ileanaschinder.com

Address: 6316 2nd Street NW Washington

Phone No.s: (202)381-7463

Phone No. Alternate: (202)431-6760

WAIVERS

- 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 exceptions	\$325	1	\$325
Grand Total			325

SIGNATURE

Date

ileana schinder

8/26/2025

Board of Zoning Adjustment
District of Columbia
CASE NO. 21391
EXHIBIT NO. 1D

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

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 24, 2025

Plat for Building Permit of :

SQUARE 1007 LOT 113

Scale: 1 inch = 20 feet

Recorded in Book 198 Page 100

Receipt No. 25-03369

Drawn by: B.S.

Furnished to: ILEANA SCHINDER

"I hereby certify that the dimensions and configuration of the lot(s) hereon 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)."

Bob Wilson

For Surveyor, D.C.

DDOT Tools - Permit Location Information

Address:	1231 F ST
Quadrant:	NORTHEAST
Zip Code:	20002
SSA:	1007 / D113
Zone:	RF-1
Ward:	8
ROW Total:	100'-0"
ROW Sidewalk 1:	NORTH
Sidewalk 1 Width:	12'-0"
ROW Parking 1:	NORTH
Parking 1 Width:	20'-1/2"

I hereby certify that on this plot, on which the Office of the Surveyor has been 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; and all proposed buildings and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings/lot 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; and all proposed buildings and improvements in public space - with complete and accurate dimensions; and
- 3) all proposed demolition or raze of existing buildings/lot 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; and all proposed buildings and improvements in public space - with complete and accurate dimensions; and

in conformity with the plans submitted with building permit application 5260505 and _____, and

that any existing children or youth on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my 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 this plat, for the permit application;
- 3) I have ~~not~~ circled filed a subdivision application with the Office of the Surveyor;
- 4) I have ~~not~~ circled 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 or before I will depict all such changes and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

For review and approval prior to permit issuance. The Office of the Building Administrator will only accept a Building Permit application if the Office of the Building Administrator has received the permit application within the two years prior to the date DCRA accepts a Building Permit Application as complete.

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

Signature: Leana Schinder
 Date: 04/29/2025
 Printed Name: Leana Schinder Relationship: Architect
 to Lot Owner: Architect
 If a registered design professional, provide license number
ARC102348 and include stamp below.

If a registered design professional, provide license number **ARC102348** and include stamp below.

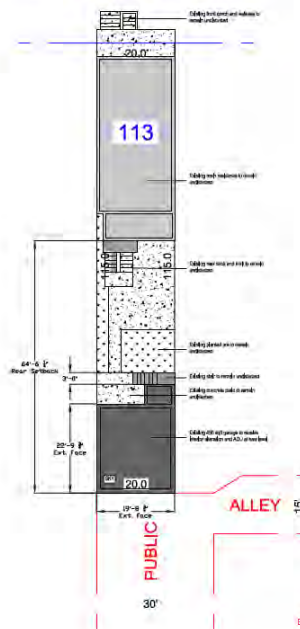


SR-25-03369(2025)

SHEET 1 OF 2

SQUARE 1007

F STREET, N.E.



**Board of Zoning Adjustment
District of Columbia
CASE NO. 21391**

SHEET 2 OF 2

SR-25-03369(2025)



Consent Agenda



ADDITIONAL DWELLING UNIT Vallabhan Residence BZA Application

JULY 2025
100% SET

PROJECT LOCATION	PROJECT DESCRIPTION
	The project at the Vallabhan residence involves an interior alteration and addition to an existing, two-level garage. The garage will receive an additional level, which contains the location of the proposed ADU, and will include a new kitchen, laundry area and bathroom. Structure: A new additional level, interior and exterior walls, a new staircase and exterior windows & doors and roof. Plumbing: New bathroom, kitchen and laundry area at the ADU level. A new shower at the existing garage level. Mechanical: New interior mini split units. Electrical: New outlets and switches to accommodate new ADU and new design layout. Exterior Envelope: A new additional level Building Footprint: No Alteration. Change of Use: Garage to ADU.

3D SITE VIEW	SHEET INDEX																																		
	<table border="1"><thead><tr><th>Sheet Number</th><th>Sheet Name</th></tr></thead><tbody><tr><td>-BZA-0000</td><td>COVER SHEET</td></tr><tr><td>-BZA-0100</td><td>ZONING REPORT</td></tr><tr><td>-BZA-0102</td><td>ZONING SUMMARY</td></tr><tr><td>-BZA-0103</td><td>AERIAL VIEWS - FRONT</td></tr><tr><td>-BZA-0104</td><td>AERIAL VIEWS - REAR</td></tr><tr><td>-BZA-0200</td><td>PROPOSED FLOOR PLANS</td></tr><tr><td>-BZA-0201</td><td>PROPOSED FLOOR PLANS</td></tr><tr><td>-BZA-0202</td><td>PROPOSED FLOOR PLANS</td></tr><tr><td>-BZA-0203</td><td>PROPOSED ELEVATIONS</td></tr><tr><td>-BZA-0204</td><td>EXISTING FLOOR PLANS</td></tr><tr><td>-BZA-0205</td><td>EXISTING FLOOR PLANS</td></tr><tr><td>-BZA-0206</td><td>EXISTING ELEVATIONS</td></tr><tr><td>-BZA-0300</td><td>SUMMER SUN SHADE STUDY - ELEVATIONS</td></tr><tr><td>-BZA-0301</td><td>WINTER SUN SHADE STUDY - ELEVATIONS</td></tr><tr><td>-BZA-0302</td><td>SUMMER SUN SHADE STUDY - PERSPECTIVES</td></tr><tr><td>-BZA-0303</td><td>WINTER SUN SHADE STUDY - PERSPECTIVES</td></tr></tbody></table>	Sheet Number	Sheet Name	-BZA-0000	COVER SHEET	-BZA-0100	ZONING REPORT	-BZA-0102	ZONING SUMMARY	-BZA-0103	AERIAL VIEWS - FRONT	-BZA-0104	AERIAL VIEWS - REAR	-BZA-0200	PROPOSED FLOOR PLANS	-BZA-0201	PROPOSED FLOOR PLANS	-BZA-0202	PROPOSED FLOOR PLANS	-BZA-0203	PROPOSED ELEVATIONS	-BZA-0204	EXISTING FLOOR PLANS	-BZA-0205	EXISTING FLOOR PLANS	-BZA-0206	EXISTING ELEVATIONS	-BZA-0300	SUMMER SUN SHADE STUDY - ELEVATIONS	-BZA-0301	WINTER SUN SHADE STUDY - ELEVATIONS	-BZA-0302	SUMMER SUN SHADE STUDY - PERSPECTIVES	-BZA-0303	WINTER SUN SHADE STUDY - PERSPECTIVES
Sheet Number	Sheet Name																																		
-BZA-0000	COVER SHEET																																		
-BZA-0100	ZONING REPORT																																		
-BZA-0102	ZONING SUMMARY																																		
-BZA-0103	AERIAL VIEWS - FRONT																																		
-BZA-0104	AERIAL VIEWS - REAR																																		
-BZA-0200	PROPOSED FLOOR PLANS																																		
-BZA-0201	PROPOSED FLOOR PLANS																																		
-BZA-0202	PROPOSED FLOOR PLANS																																		
-BZA-0203	PROPOSED ELEVATIONS																																		
-BZA-0204	EXISTING FLOOR PLANS																																		
-BZA-0205	EXISTING FLOOR PLANS																																		
-BZA-0206	EXISTING ELEVATIONS																																		
-BZA-0300	SUMMER SUN SHADE STUDY - ELEVATIONS																																		
-BZA-0301	WINTER SUN SHADE STUDY - ELEVATIONS																																		
-BZA-0302	SUMMER SUN SHADE STUDY - PERSPECTIVES																																		
-BZA-0303	WINTER SUN SHADE STUDY - PERSPECTIVES																																		

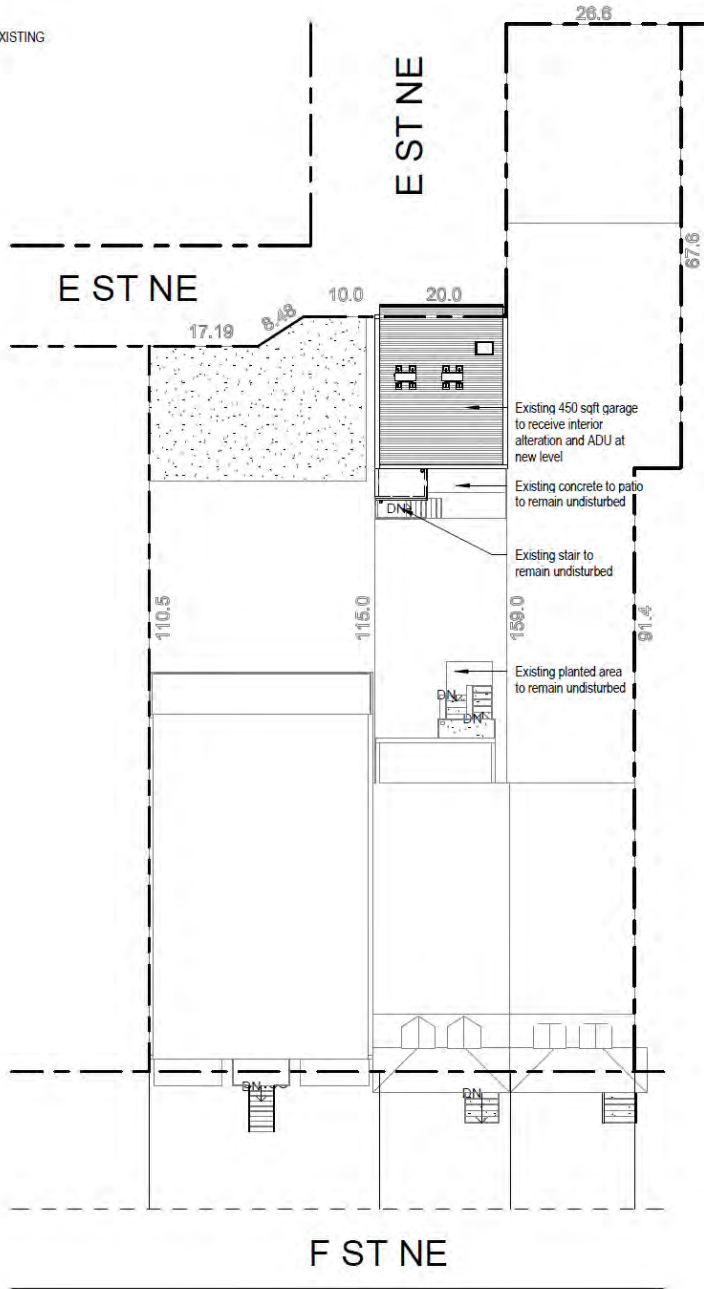
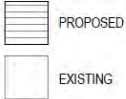
	VALLABHAN 1231 F St NE Washington DC 20015 ADDITIONAL DWELLING UNIT	COVER SHEET	
		Scale	Board of Zoning Adjustment District of Columbia CASE NO. BZA-0000 EXHIBIT NO. 10
Project number 230315		Date	04/01/2025
Date 04/01/2025		7/29/2025 12:16:34 PM	



Consent Agenda



DDOT Tops - Permit Location Information	
Address:	1231 F ST
Quadrant:	NORTHEAST
Zip Code:	20002
SSL:	1007 / 0113
Zone:	RF-1
Ward:	6
ROW Total:	100'-0"
ROW Sidewalk 1:	NORTH
Sidewalk 1 Width:	12'-0"
ROW Parking 1:	NORTH
Parking 1 Width:	20'-1/2"



VALLABHAN
1231 F St NE
Washington DC 20015
ADDITIONAL DWELLING UNIT

ZONING REPORT		
Scale	1/16" = 1'-0"	-BZA-0100
Project number	230315	
Date	04/01/2025	

1/29/2025 12:10:39 PM



Consent Agenda



BUILDING CODE AND ZONING SUMMARY		
OWNER INFORMATION		
NAME:	SHALINI VALLABHAN & SMITA RAWOOT	
ADDRESS:	1231 F ST NE, WASHINGTON DC 20002	
EMAIL:	SHALINI.VALLABHAN@GMAIL.COM / RAWOOTSMITA@GMAIL.COM	
PHONE NUMBER:	N/A	
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 (SINGLE FAMILY DETACHED)	
PROPOSED BUILDING OCCUPANCY USE GROUP	RF-1 (PRINCIPAL & SECONDARY DWELLING)	
GENERAL INFORMATION: GROSS FLOOR AREA (GFA)		
LEVEL	EXISTING AREA(SF)	PROPOSED AREA(SF)
BASEMENT	820	0
1ST FLOOR	820	0
2ND FLOOR	820	0
GARAGE 1ST FLR	380	0
GARAGE 2ND FLR	450	450
ADU 3RD FLR	0	420
TOTAL	3,290	870
FLOOR AREA RATIO		
	EXISTING	PROPOSED
BUILDING USE:	SINGLE FAMILY	SINGLE FAMILY + ADU
# OF STORIES:	2	2
STORIES PLUS:	2 + BASEMENT	3 + BASEMENT
# OF DWELLING UNITS:	2	3
AREA COVERAGE:		
TOTAL LOT AREA (SQFT):	EXISTING 2,300 SQFT	PROPOSED EXISTING TO REMAIN
SIDE YARD SETBACK (LEFT)	N/A	N/A
SIDE YARD SETBACK (RIGHT)	N/A	N/A
REAR YARD SETBACK	64'-6" FT	EXISTING TO REMAIN
BUILDING AREA:		
LOT OCCUPANCY:	EXISTING 64%	PROPOSED EXISTING TO REMAIN
PERVIOUS SURFACE:	27%	EXISTING TO REMAIN
GREEN AREA RATIO (GAR):	9%	EXISTING TO REMAIN
EXISTING FOOTPRINT AREA OF BUILDING:	1,476 SQFT	
PROPOSED FOOTPRINT AREA OF BUILDING:	1,476 SQFT	
FLOORS INVOLVED IN THIS PROJECT:	GARAGE (1,248 SQFT)	
**TAXABLE ASSESSMENT (2023)	\$1,222,452.00	
BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS		



Anna Schinder, Architect
1@annaschinder.com - 202.431.6760
316 2nd Street NW, Washington DC 20011

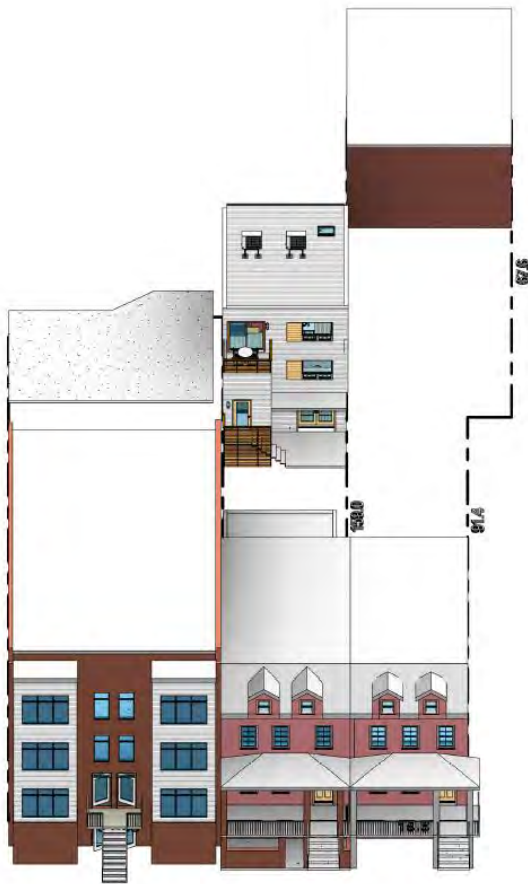
VALLABHAN
1231 F St NE
Washington DC 20015
ADDITIONAL DWELLING UNIT

ZONING SUMMARY		
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Project number	230315	
Date	04/01/2025	

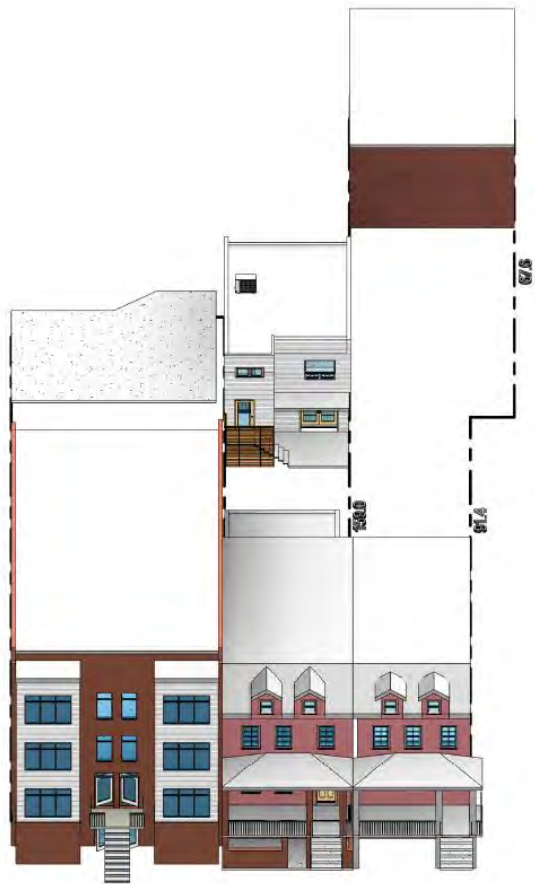
7/28/2025 10:18:35 PM



Consent Agenda



① Aerial Views (Front) - Proposed



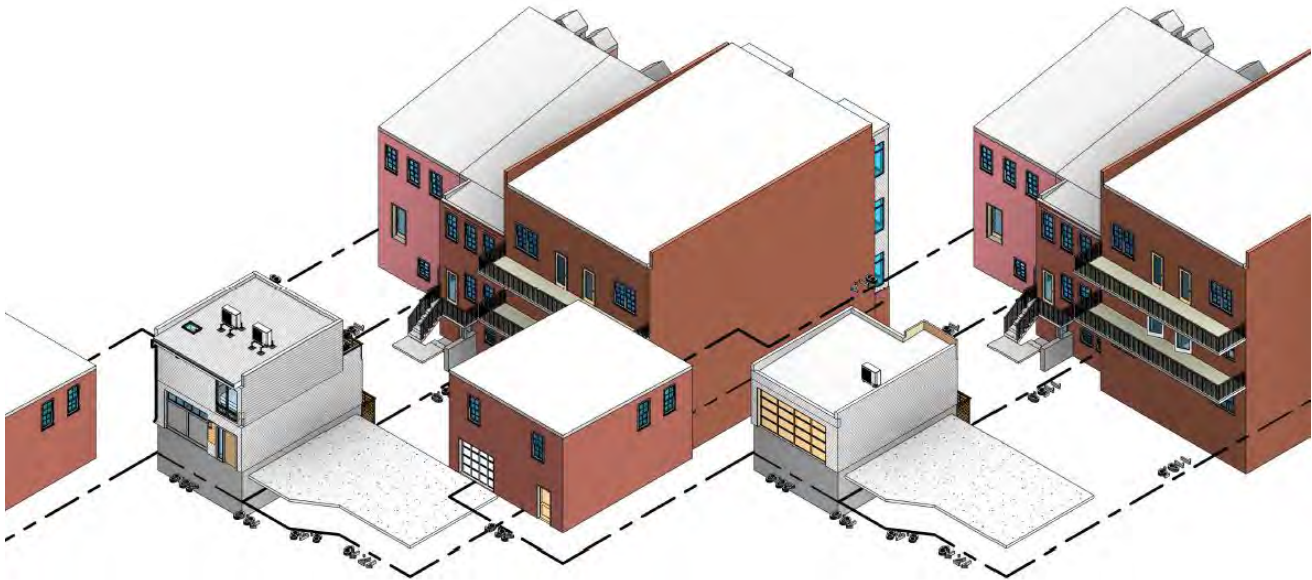
② Aerial Views (Front) - Existing

 leana Schindler, Architect ls@leanaschindler.com - 202.431.6760 3316 2nd Street NW, Washington DC 20011	VALLABHAN 1231 F St NE Washington DC 20015	AERIAL VIEWS - FRONT
	ADDITIONAL DWELLING UNIT	-BZA-0103
	Scale	
	Project number	
	Date	04/01/2025

7/29/2025 12:18:47 PM



Consent Agenda



1 Aerial View (Rear) - Proposed

2 Aerial View (Rear) - Existing



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VALLABHAN
1231 F St NE
Washington DC 20015

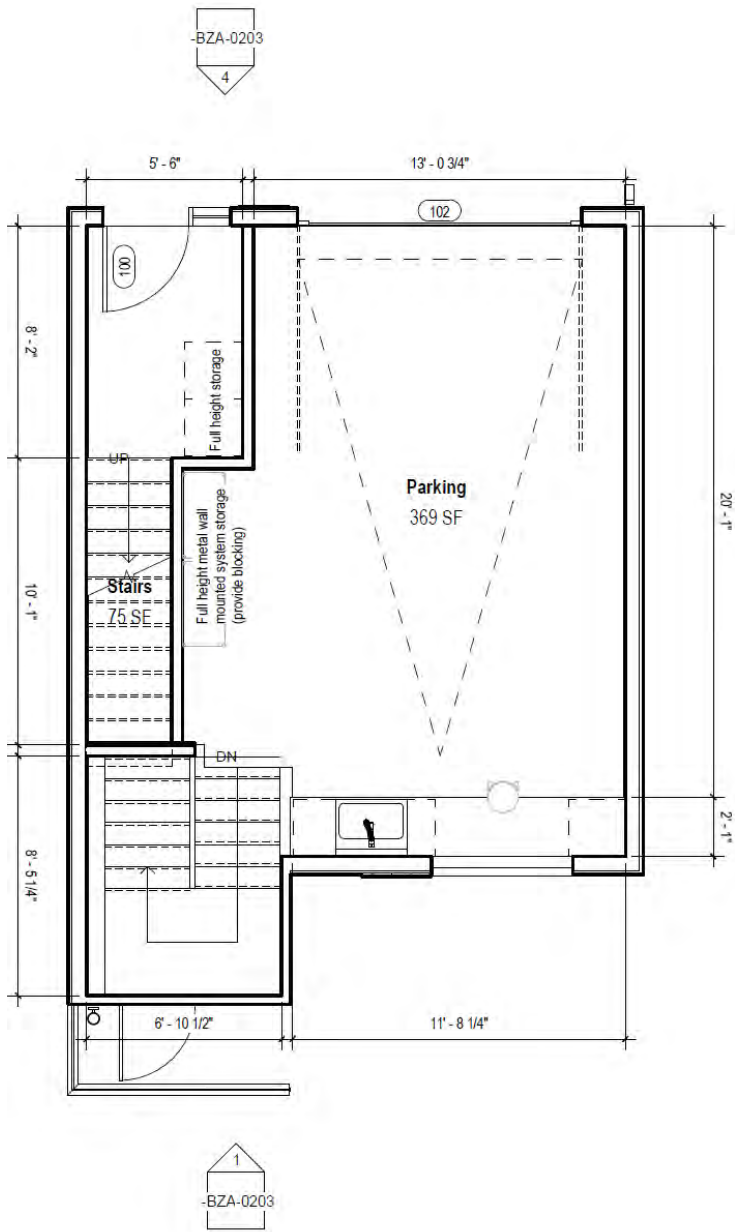
ADDITIONAL DWELLING UNIT

AERIAL VIEWS - REAR		
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Date	04/01/2025	

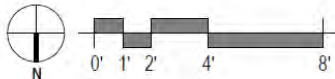
7/26/2025 12:16:59 PM



Consent Agenda



① ADU - Level 2 Proposed
1/4" = 1'-0"



leana schinder
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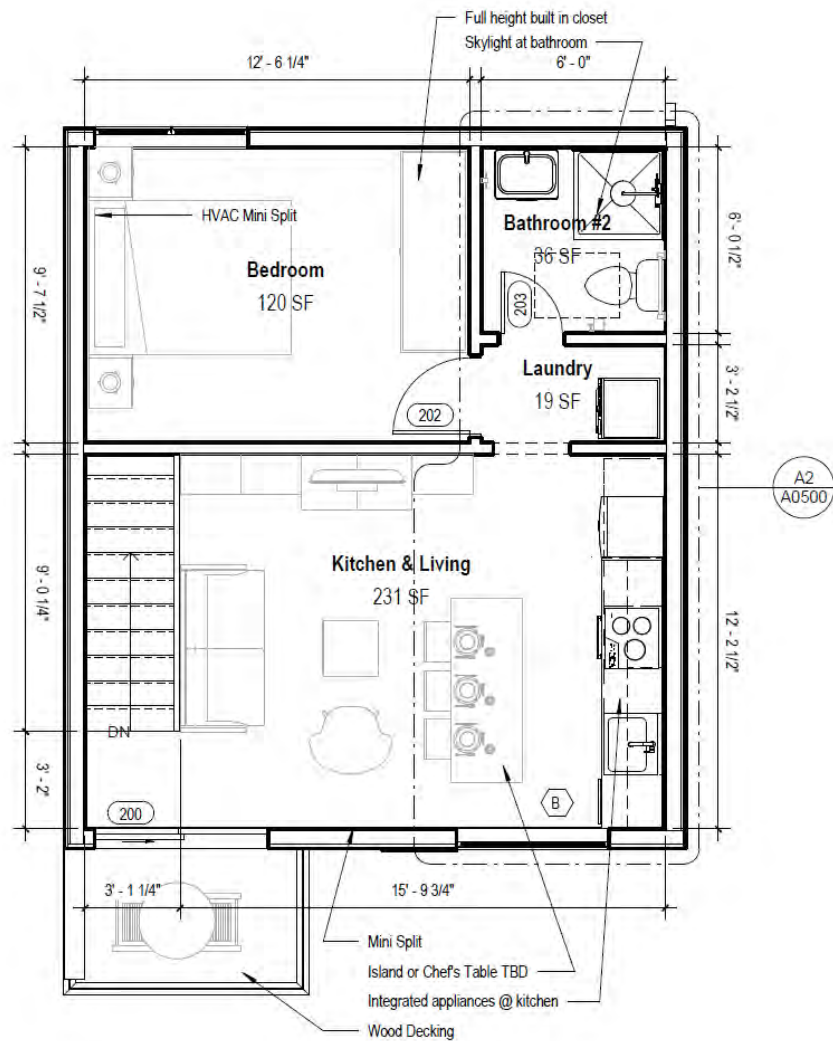
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1231 F St NE
Washington DC 20015
ADDITIONAL DWELLING UNIT

PROPOSED FLOOR PLANS		
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Date	04/01/2025	

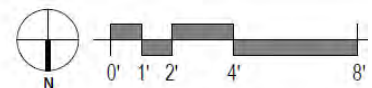
7/28/2025 12:15:59 PM



Consent Agenda



① ADU - Level 3 Proposed
1/4" = 1'-0"



ileana schinder, Architect
ile@ileanorschinder.com - 202.431.6760
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VALLABHAN
1231 F St NE
Washington DC 20015

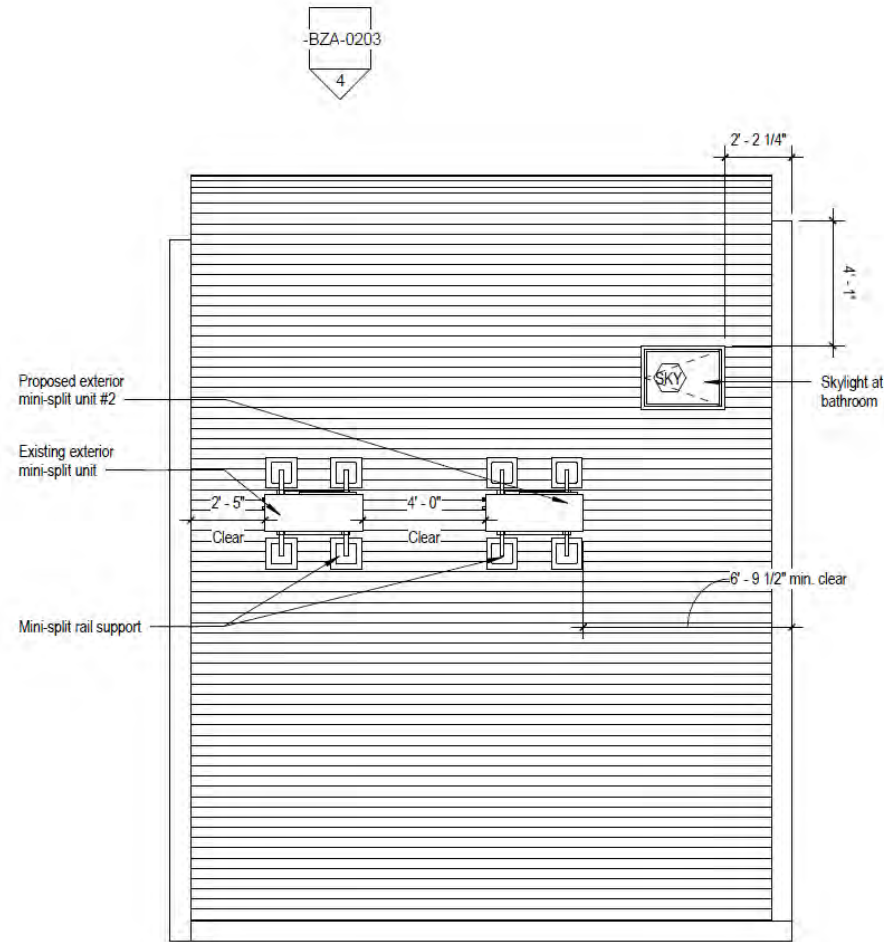
ADDITIONAL DWELLING UNIT

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Date	04/01/2025	

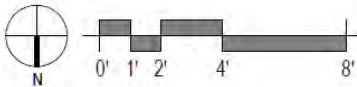
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Consent Agenda



1 ADU - Level 4
1/4" = 1'-0"





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VALLABHAN
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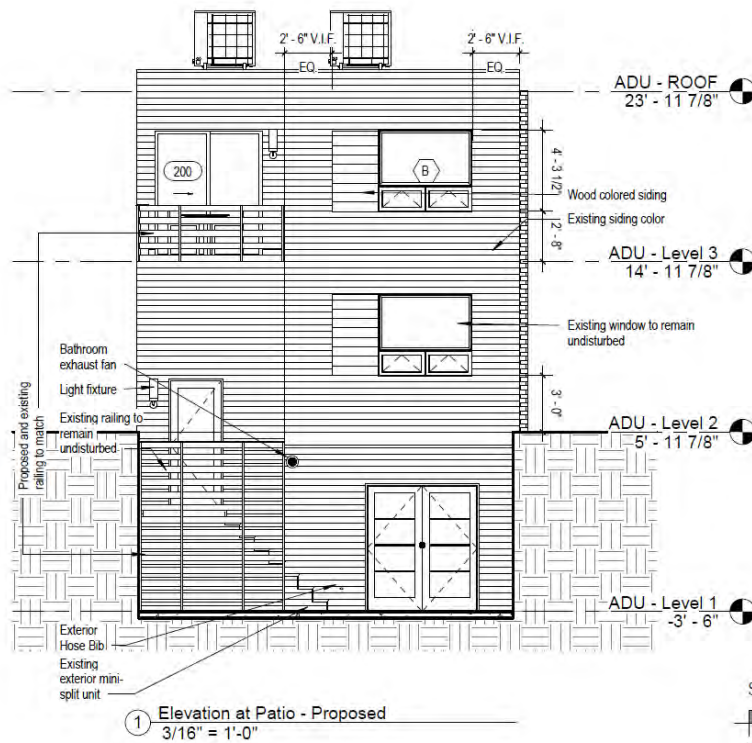
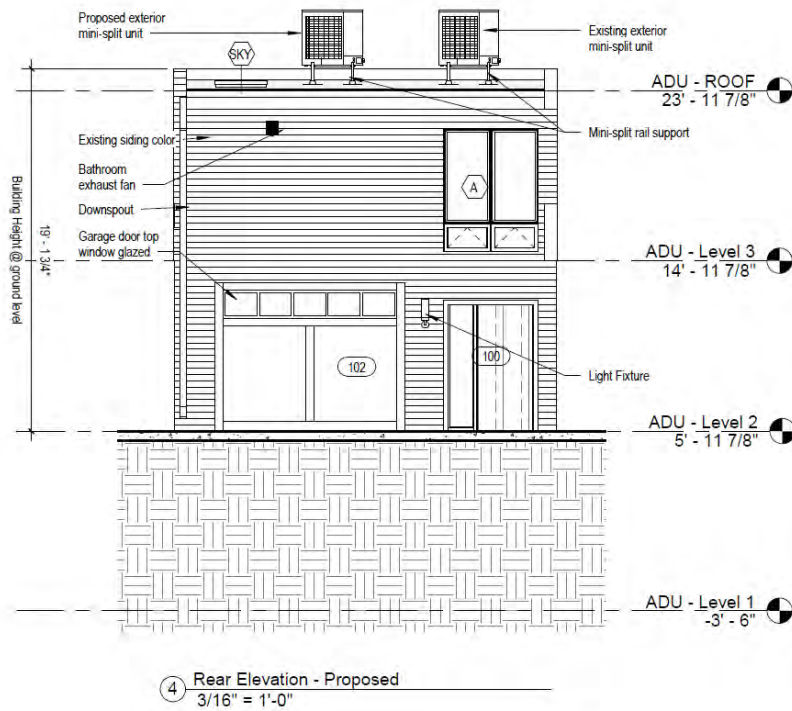
ADDITIONAL DWELLING UNIT

PROPOSED FLOOR PLANS		
Scale	1/4" = 1'-0"	-BZA-0202
Project number	230315	
Date	04/01/2025	

7/24/2025 12:11:00 PM



Consent Agenda



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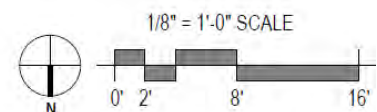
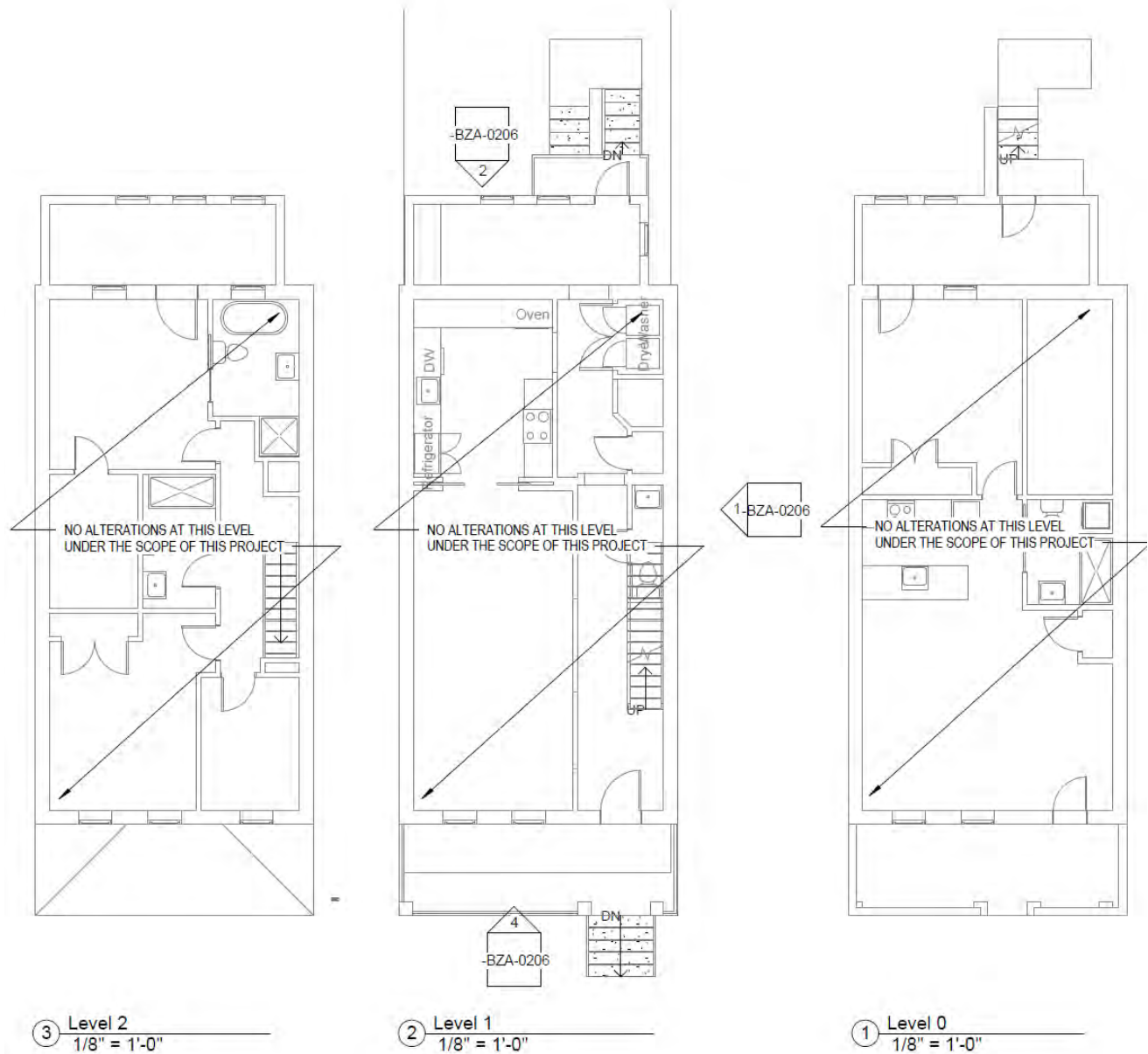
VALLABHAN
1231 F St NE
Washington DC 20015
ADDITIONAL DWELLING UNIT

PROPOSED ELEVATIONS		
Scale	3/16" = 1'-0"	-BZA-0203
Project number	230315	
Date	04/01/2025	

7/26/2025 12:17:51 PM



Consent Agenda





VALLABHAN
1231 F St NE
Washington DC 20015
ADDITIONAL DWELLING UNIT

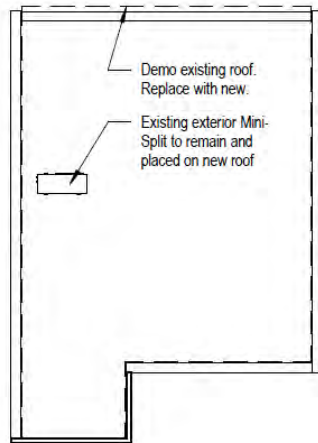
Isana Schinder, Architect
isa@isanaschinder.com • 202.431.6780
6316 2nd Street NW, Washington DC 20011

EXISTING FLOOR PLANS		
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Project number	230315	
Date	04/01/2025	

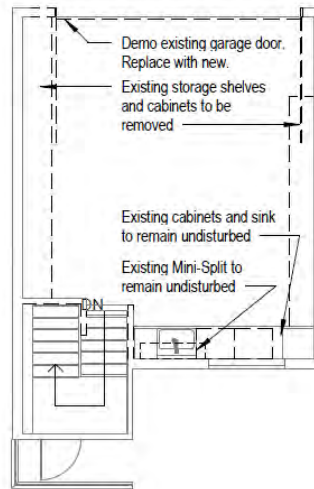
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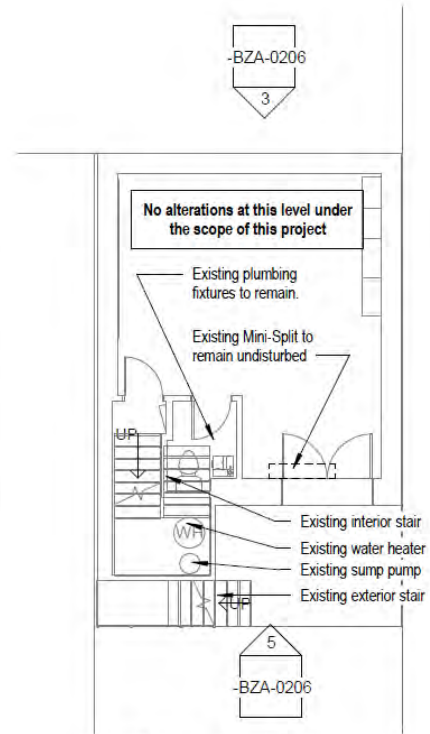
Consent Agenda



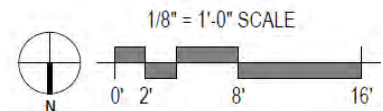
③ ADU - Level 3 Existing
1/8" = 1'-0"



② ADU - Level 2 Existing
1/8" = 1'-0"



① ADU - Level 1 Existing
1/8" = 1'-0"



Riana Schindler, Architect
RS@rianschindler.com • 202.431.6760
6316 2nd Street NW, Washington DC 20011

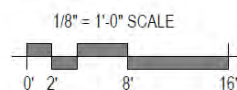
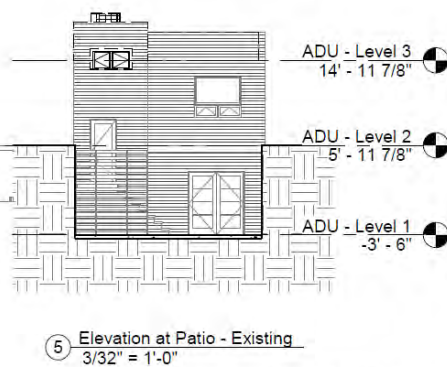
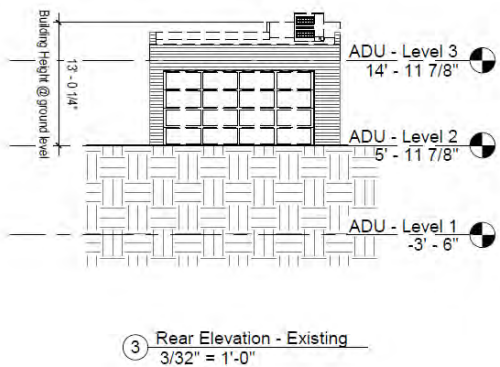
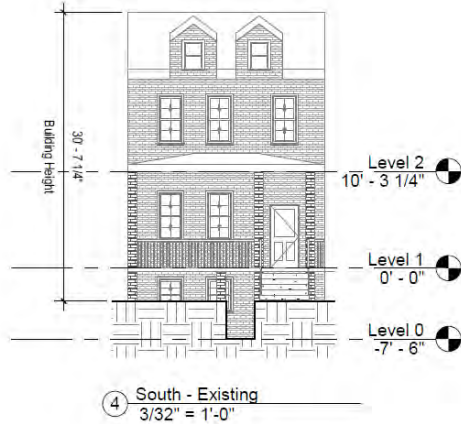
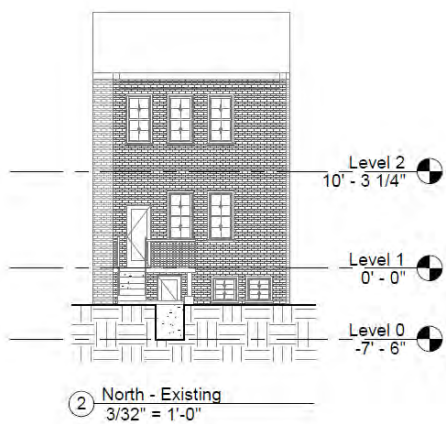
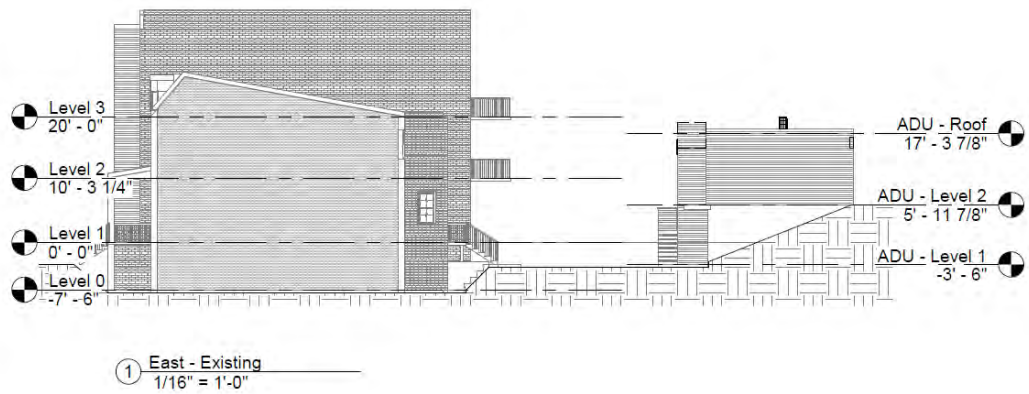
VALLABHAN
1231 F St NE
Washington DC 20015
ADDITIONAL DWELLING UNIT

EXISTING FLOOR PLANS		
Scale	1/8" = 1'-0"	-BZA-0205
Project number	230315	
Date	04/01/2025	

7/29/2025 12:17:05 PM



Consent Agenda



VALLABHAN
1231 F St NE
Washington DC 20015
ADDITIONAL DWELLING UNIT

EXISTING ELEVATIONS		
Scale	As indicated	-BZA-0206
Project number	230315	
Date	04/01/2025	

7/28/2025 12:17:03 PM



Consent Agenda



① Summer Shade Study - Elevation
1" = 10'-0"



② Summer Shade Study - Proposed
1" = 10'-0"



③ Summer Shade Study - Existing
1" = 10'-0"



Anna Schinder Architect
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VALLABHAN
1231 F St NE
Washington DC 20015
ADDITIONAL DWELLING UNIT

SUMMER SUN SHADE STUDY - ELEVATIONS		
Scale	1" = 10'-0"	-BZA-0300
Project number	230315	
Date	04/01/2025	

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Consent Agenda



① Winter Shade Study - Elevation
1" = 10'-0"



② Winter Shade Study - Proposed
1" = 10'-0"



③ Winter Shade Study - Existing
1" = 10'-0"



Reema Schinder, Architect
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6316 2nd Street NW, Washington DC 20011

VALLABHAN
1231 F St NE
Washington DC 20015

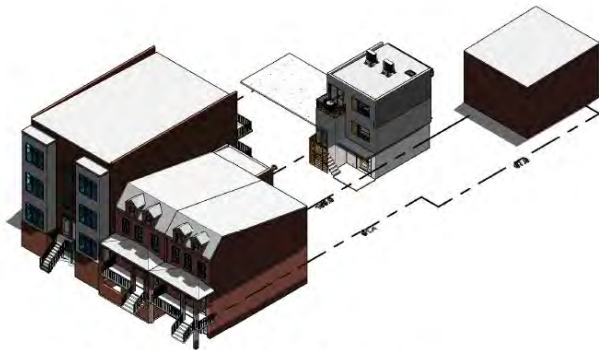
ADDITIONAL DWELLING UNIT

WINTER SUN SHADE STUDY - ELEVATIONS		
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Project number	230315	
Date	04/01/2025	

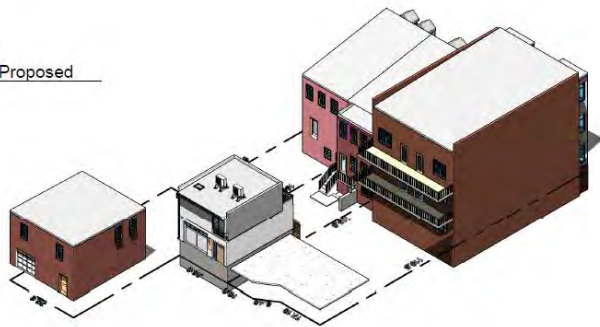
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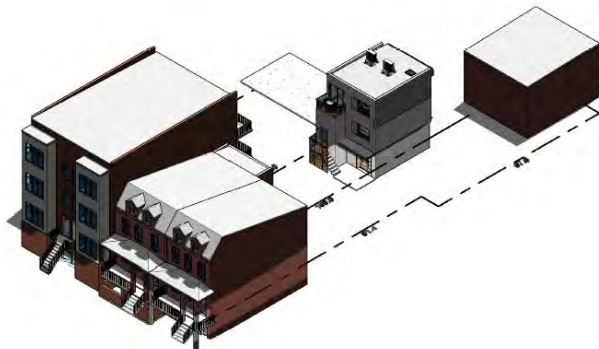
Consent Agenda



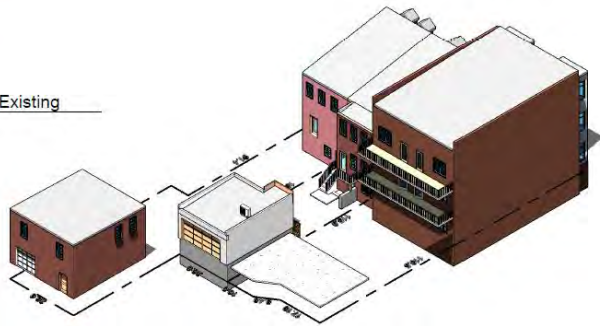
③ Summer Sun Shade (Front) - Proposed



① Summer Sun Shade (Rear) - Proposed



④ Summer Sun Shade (Front) - Existing



② Summer Sun Shade (Rear) - Existing



Ilana Schindler, Architect
ile@ilanschindler.com - 202.431.6760
8316 2nd Street NW, Washington DC 20011

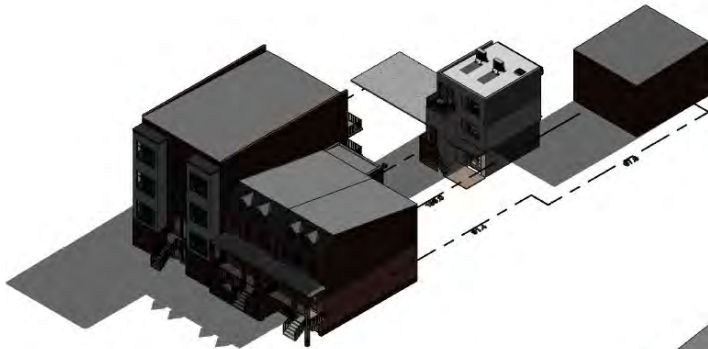
VALLABHAN
1231 F St NE
Washington DC 20015
ADDITIONAL DWELLING UNIT

SUMMER SUN SHADE STUDY - PERSPECTIVES		
Scale		-BZA-0302
Project number	230315	
Date	04/01/2025	

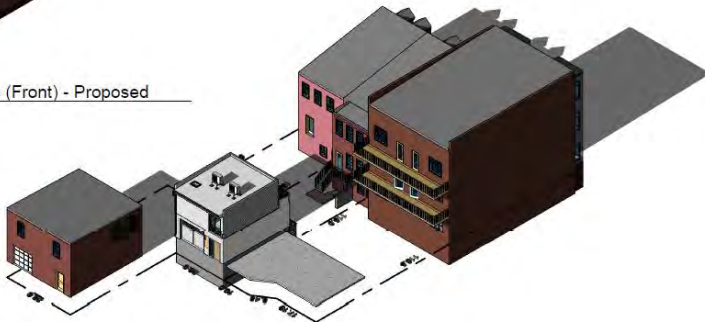
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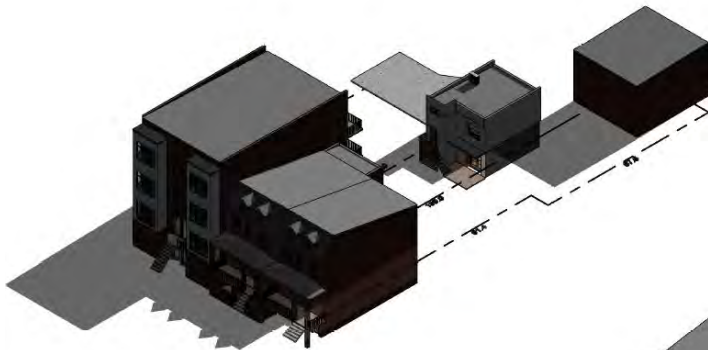
Consent Agenda



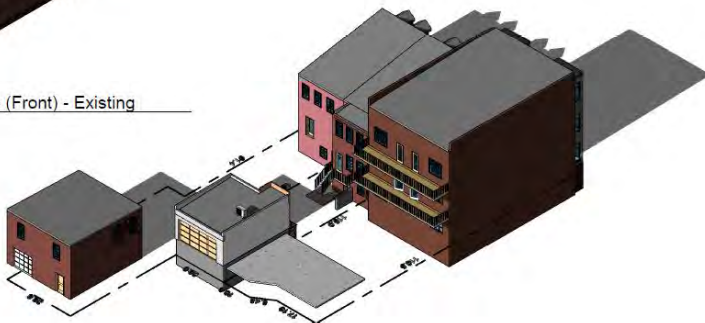
2 Winter Sun Shade (Front) - Proposed



4 Winter Sun Shade (Rear) - Proposed



1 Winter Sun Shade (Front) - Existing



3 Winter Sun Shade (Rear) - Existing



VALLABHAN
1231 F St NE
Washington DC 20015
ADDITIONAL DWELLING UNIT

WINTER SUN SHADE STUDY - PERSPECTIVES		
Scale		-BZA-0303
Project number	230315	
Date	04/01/2025	

7/29/2025 12:17:35 PM



Consent Agenda



October XX, 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 #20943A of WCP 1207 H Street LLC

Dear Ms. Mehlert,

At a regularly scheduled and properly noticed meeting¹ on October 9, 2025, Advisory Neighborhood Commission (ANC) 6A voted X-X-X (with 4 Commissioners required for a quorum) to support the request for WCP 1207 H Street LLC at 1207 H Street NE, BZA case number 20943A. The applicant is seeking the extension of a Board of Zoning Adjustment Order Number 20943 for an additional two years, to raze an existing structure, and to construct a new, detached, six-story with below-grade parking and penthouse, 184-210 dwelling unit, mixed-use building in the NMU-7B/H-A zone.

ANC 6A had unanimously supported the project in 2023 with a condition limiting amplified roof-deck music after 11:00 p.m. During ANC 6A's Economic Development and Zoning Committee meeting on September 17, 2025, the participants voted unanimously to support the extension, which is now expected to carry the order's validity to October 2027. ANC 6A encourages the applicant to move forward promptly to aid H Street's post-pandemic revitalization.

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

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.



Consent Agenda



Jeff C. Utz
jutz@goulstonstorr.com
202-721-1132

Lee S. Templin
ltemplin@goulstonstorr.com
202-721-1153

September 2, 2025

Via IZIS

Frederick L. Hill, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, N.W., Second Floor
Washington, D.C. 20001

**Re: BZA Order No. 20943 (“Order”) for 1207 H Street, N.E. (Square 1004, Lot 342)
 (“Property”) – Request for Two-Year Time Extension**

Dear Chairman Hill and Members of the Board:

On behalf of WCP 1207 H Street LLC (the “**Applicant**”), the owner of the Property that is the subject of BZA Case No. 20943, we hereby submit this request for a two (2)-year time extension of the Order. The Order granted a special exception for new construction in the H Street Northeast Neighborhood Mixed-Use zone, as required by Subtitle H § 907.1, as part of the Applicant’s development of a new six (6)-story mixed-use building with approximately 184-210 units, ground floor retail, and below-grade parking on the Property (the “**Project**”). The Applicant requests a two (2)-year time extension pursuant to Subtitle Y § 705.2 for the good cause shown herein.

Attached as Exhibit A is the authorization letter for the application. A copy of the Order is attached hereto as Exhibit B. Submitted concurrently with this letter is a check for the applicable filing fee of \$405.60, which represents 26% of the original filing fee. The Applicant requests that the application be placed on the Board’s public meeting calendar and reviewed in accordance with Subtitle Y § 705.2.

I. BACKGROUND

The Property is located on the H Street Corridor and constitutes the majority of the south side of the block between 12th and 13th Streets, NE. The Property is a rectangular lot and consists of approximately 33,435 square feet of land area. The Property is zoned NMU-7B/H-A and is currently improved with a one (1)-story building, formerly occupied by AutoZone, and a surface parking lot.

Board of Zoning Adjustment
District of Columbia
CASE NO. 20943A
EXHIBIT NO. 5

1999 K Street, NW • Washington, D.C. 20006 • 202.721.0011 Tel • 202.721.1111 Fax • www.goulstonstorr.com



Consent Agenda



BZA Case No. 20943 – Request for Time Extension

September 2, 2025

Page 3

(c) *The applicant demonstrates that there is good cause for the requested extension, with substantial evidence for any one or more of the following criteria:*

1. *An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant's reasonable control;*
2. *An inability to secure all required governmental agency approvals by the expiration date of the Board's order because of delays that are beyond the applicant's reasonable control; or*
3. *The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant's reasonable control.*

For reasons set forth more fully below, the Applicant meets all of the requirements for the granting of an extension under Subtitle Y § 705.2. Specifically, the Board should find that good cause exists to grant this extension request due to economic and market conditions and circumstances beyond the Applicant's reasonable control.

A. *The Extension Request Is Served on All Parties to the Application.*

The extension request is being served simultaneously on Advisory Neighborhood Commission ("ANC") 6A; the ANC was the only party to the original application. The ANC will be allowed at least 30 days to respond to this request.

B. *There is no Substantial Change to any of the Material Facts Underlying the Board's Approval of the Requested Relief*

The factors satisfying the special exception relief for the Property remain as they were for the Board's approval of the requested relief. There has been no substantial change in any of the material facts relating to the case. There are no changes to the Zoning Regulations or the Comprehensive Plan that would adversely impact the materials facts upon which the Zoning Commission based its original approval.

C. *There is Good Cause for the Extension*

The Applicant has good cause to request an extension due to economic and market conditions beyond the Applicant's reasonable control. The Applicant remains committed to developing the mixed-use project, but has been unable to secure the necessary financing to proceed. The uncertainty in the financial markets, especially with respect to commercial real estate in the District, has led to significant hesitation from investors.

The Applicant has diligently pursued financing needed to construct the Project, engaging equity and debt partners to find a pathway for financial viability of the Project. Specifically, the Applicant engaged CBRE to raise equity and debt for the ground-up development project or, as an



Consent Agenda



BZA Case No. 20943 – Request for Time Extension
September 2, 2025
Page 4

alternative, to sell the property. The six (6)-month process resulted in the Applicant going under contract with a top 10 national residential development company to partner with the Applicant to develop the project. Unfortunately, after completing due diligence, the developer dropped the contract due to the economic issues described above and environmental issues, which were only resolved subsequently, in late 2024 with the Project's successful acceptance into the Voluntary Cleanup Action Plan ("VCAP") Program. However, negotiations with the necessary investors are still in progress.

Additionally, construction costs have continued to rise since the issuance of the Order. The high costs of construction, labor, and materials have made the current economics of the Project infeasible. Such construction cost issues existed prior to the pandemic and were only made worse by the pandemic and the associated supply chain and stressing of the construction industry. Then they took another leg higher recently due to the imposition or potential imposition of tariffs.

Despite these headwinds, since the issuance of the Order, the Applicant has devoted substantial resources towards moving the development forward. To date, the Applicant has expended approximately \$325,000 towards the development of the Project. The following chart summarizes the approximate sums expended by the Applicant in furtherance of this effort:

Cost Category	Amount
Architectural (including Interior Design, MEP, and Structural)	\$115,000
Landscape	\$15,000
Existing Building Diligence	\$20,000
Legal: Transactional and Zoning	\$103,000
Civil Engineering/Dry Utility	\$5,000
Environmental Consulting	\$41,500
Other Consultants	\$25,500
Total Expenditures to Date	\$325,000

Alongside the funds expended and summarized above, the Applicant and its development team have devoted extensive efforts to moving the approved Project forward, including:

- Contracting design services with the project architect to prepare the construction documents necessary to obtain building permit approval from the Department of Buildings and commence construction of the Project;
- Conducting multiple site surveys to evaluate existing site conditions, including hazardous materials, and to identify site encumbrances, utilities, and other obstacles to development;
- Applying for and successfully receiving a VCAP approval from the Department of Energy and the Environment ("DOEE");
- Conducting preliminary pricing studies with local general contractors and subcontractors to verify and refine the Project construction budget and ensure feasibility; and



Consent Agenda



BZA Case No. 20943 – Request for Time Extension
September 2, 2025
Page 5

- Engaging Dochter and Alexander Retail Advisors to take the Project to market to secure a ground floor retail anchor. The Applicant had discussions with numerous retailers and developed a ground floor configuration to accommodate a major grocery store chain. The Applicant was subsequently notified that the grocery store chain had ceased putting new retail stores into their pipeline.

Together, these significant investments and efforts evidence the Applicant's commitment to moving forward to complete the Project and realize the revitalization of this block of the H Street Corridor through the new development of retail and residential uses on an underutilized lot, as approved by the Board. Based on the well-documented challenges in external market conditions for commercial real estate development in the District and the efforts pursued by the Applicant, the Applicant requests additional time to continue its efforts to progress the Project's final design and pursue necessary financing and permitting to allow construction to commence.

III. CONCLUSION

For all of the above reasons, the Applicant respectfully requests a two (2)-year extension of BZA Order No. 20943 and requests that consideration of the requested extension be scheduled for the Board's public meeting calendar and reviewed pursuant to Subtitle Y § 705.2.

We would be happy to produce any other information or evidence in support of the above letter and greatly appreciate your consideration of this matter.

Respectfully submitted,

/s/ Jeff C. Utz

Jeff C. Utz

/s/ Lee S. Templin

Lee S. Templin



Consent Agenda



Certificate of Service

I certify that on September 2, 2025, I delivered a copy of the foregoing document and enclosures via email to the addresses listed below.

Jennifer Steingasser
Joel Lawson
Crystal Myers
Office of Planning
jennifer.steingasser@dc.gov
joel.lawson@dc.gov
crystal.myers@dc.gov

Erkin Ozberk
District Department of Transportation
erkin.ozberk1@dc.gov

ANC 6A
6A@anc.dc.gov

Mike Velasquez, SMD 6A02
6A02@anc.dc.gov

/s/ Lee S. Templin
Lee S. Templin



Consent Agenda



October XX, 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 #20943A of WCP 1207 H Street LLC

Dear Ms. Mehlert,

At a regularly scheduled and properly noticed meeting¹ on October 9, 2025, Advisory Neighborhood Commission (ANC) 6A voted X-X-X (with 4 Commissioners required for a quorum) to support the request for WCP 1207 H Street LLC at 1207 H Street NE, BZA case number 20943A. The applicant is seeking the extension of a Board of Zoning Adjustment Order Number 20943 for an additional two years, to raze an existing structure, and to construct a new, detached, six-story with below-grade parking and penthouse, 184-210 dwelling unit, mixed-use building in the NMU-7B/H-A zone.

ANC 6A had unanimously supported the project in 2023 with a condition limiting amplified roof-deck music after 11:00 p.m. During ANC 6A's Economic Development and Zoning Committee meeting on September 17, 2025, the participants voted unanimously to support the extension, which is now expected to carry the order's validity to October 2027. ANC 6A encourages the applicant to move forward promptly to aid H Street's post-pandemic revitalization.

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

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.



Consent Agenda



October XX, 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 #21366 of Jonathon Haigh Thornton

Dear Ms. Mehlert,

At a regularly scheduled and properly noticed meeting¹ on October 9, 2025, Advisory Neighborhood Commission 6A voted X-X-X (with 4 Commissioners required for a quorum) to support the request for Jonathon Haigh Thornton at 307 15th Street NE, BZA case number 21366. The applicant is proposing to construct a two-story with basement rear addition, and a garage with second story accessory dwelling unit, to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone. Specifically, the applicant is requesting a Special Exception to the rear addition requirements of Subtitle E § 207.5 pursuant to Subtitle X § 901.2, as well as a Special Exception to the lot occupancy requirements of Subtitle E § 210.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2.

During the ANC 6A Economic Development and Zoning Committee meeting on September 17, 2025, Mr. Thornton and his architect, Joseph Boyette, presented a design which emphasizes historic detailing and contextual massing. They noted that the exception to lot occupancy requirements were driven primarily by the front porch and rear deck. Mr. Thornton noted that he is a neighborhood resident, embarking on a new construction business, and seeks for this project to serve as a “statement piece” to demonstrate quality craftsmanship. With regard to any specific concerns, potential protest, or support for the proposed development, we defer to our colleagues in ANC 7D to evaluate and represent the interests of affected stakeholders, as the property in question is located within SMD 7D07

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

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.



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
4564	0021	RF-1	7D07

Address of Property: 307 15th Street NE

ZONING INFORMATION

Relief from section(s): E § 210.1, E § 207.4

Type of Relief: Special Exception

Brief description of proposed project: New two story plus basement addition to an existing two story plus basement row home and a new two story accessory structure on the alley with a garage on the ground level and an accessory dwelling unit on the second level.

Present use of Property: Residential - Single Family

Proposed use of Property: Single Family with Accessory Dwelling Unit

CONTACT INFORMATION

Owner Information

Name: Jonathon Haigh Thornton

E-mail: haigh.thornton@thorntonbuilds.com

Address: 307 15th ST NE Washington, DC 20002

Phone No.s: (202)306-5347

Phone No. Alternate:

Authorized Agent Information

Name: Joseph Boyette

E-mail: joe@oldcitydesign.us

Address: 1317 D St NE Washington, DC 20002

Phone No.s: (202)455-6237

Phone No. Alternate:

WAIVERS

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

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Special exception (all other)	\$1560	2	\$3120
Grand Total			3120

SIGNATURE

Date

joseph boyette

7/25/2025

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. 21366
EXHIBIT NO. 1



Consent Agenda



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

Washington, D.C., July 8, 2025

Plat for Building Permit of:

SQUARE 4564 LOT 21

Scale: 1 inch = 20 feet

Recorded in Book 46 Page 150

Receipt No. 25-04617

Drawn by: B.S.

Furnished to: JOSEPH BOYETTE

"I hereby certify that the dimensions and configuration of the lot(s) hereon 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)."

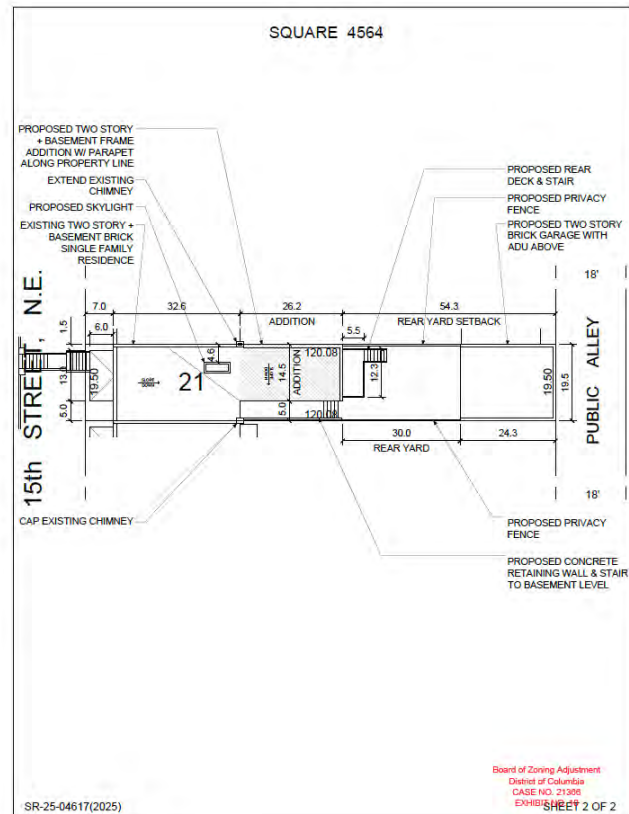
Amey Shrestha
For Surveyor, D.C.



Signature: _____
Date: 07.15.2025
Printed Name: Joseph Boyette Relationship to Lot Owner: Agent
If a registered design professional, provide license number 102216 and include stamp below.

0 10 30 60 100
SCALE: 1:20

SHEET 1 OF 2





Consent Agenda



RENOVATION AND ADDITION TO
THE THORNTON RESIDENCE
307 15TH STREET NE
WASHINGTON, DC 20002

LOCATION PLAN



307 15th St. NE

OWNER:

Jonathon Haigh Thornton
307 15th Street NE
Washington, DC 20002

PROJECT DESCRIPTION:

New 2-story + Basement addition to existing 2-story + Basement single family residence.
New 2-story Accessory Dwelling Unit (ADU) on the Alley

ZONING DATA:

Type: 2-Story + Basement Attached Row Dwelling
Square: 4564
Lot: 0021
Zoning District: RF-1
ANC: 7D-07

ZONING ANALYSIS:

	ALLOWED	EXISTING	PROPOSED
Min. Lot Width:	E 201.1 18 feet	19.5 feet	Unchanged
Min. Lot Area:	E 201.1 1,800 sq ft	2,341.6 sq ft	Unchanged
Min. Pervious Surface:	E 204.1 10%	>10%	Unchanged
Max. Dwelling Units:	E 302.1 2	1	2
Max. Stories:	E 303.1 3 stories	3 stories	Unchanged
Max. Height:	E 303.1 35 feet	28.2 feet	Unchanged
Max. Lot Occupancy:	E 304.1 60%	32.7%	69.8%
Min. Rear Yard:	E 306.1 20 feet	80.5 feet	30 feet
Parking Space:	C 701.5 1	0	1

RELEVANT CODE:

2016 DCMR 11 - ZONING REGULATIONS
2017 DC RESIDENTIAL CODE (2015 IRC AS AMENDED BY DCMR TITLE 12B)

CODE ANALYSIS:

FIRE DETECTION SYSTEM: HARD WIRED WITH BATTERY BACKUP

FIRE RATING:

EXISTING EXTERIOR LOAD BEARING PARTY WALLS: 2-HR
EXISTING & NEW FLOOR FRAMING: 0-HR
NEW EXTERIOR WALLS ON PROPERTY LINE: 1-HR
NEW ROOF FRAMING: 1-HR

INDEX OF DRAWINGS

- G1 COVER SHEET
- G2 BLOCK PLAN
- G3 EXISTING SITE PLAN
- G4 PROPOSED SITE PLAN
- G5 CONTEXT PHOTOS
- E0 EXISTING FLOOR PLAN LOWER LEVEL
- E1 EXISTING FLOOR PLAN 1ST LEVEL
- E2 EXISTING FLOOR PLAN 2ND LEVEL
- E3 EXISTING ROOF PLAN
- A0 PROPOSED FLOOR PLAN LOWER LEVEL
- A1 PROPOSED FLOOR PLAN 1ST LEVEL
- A2 PROPOSED FLOOR PLAN 2ND LEVEL
- A3 PROPOSED ROOF PLAN
- A4 PROPOSED EAST ELEVATION
- A5 PROPOSED SOUTH ELEVATION
- A6 PROPOSED NORTH ELEVATION
- A7 PROPOSED FLOOR PLANS - ADU
- A8 PROPOSED ELEVATIONS - ADU
- A9 SHADOW STUDIES
- A10 SHADOW STUDIES
- A11 SHADOW STUDIES

These Drawings & Specifications, and the ideas and designs represented herein, are the sole property of the Architect. No part shall be copied, disclosed to others, or used in connection with any other project or site, without prior written consent of the Architect.

BZA SUBMISSION

OLD CITY DESIGN STUDIO®

1317 D ST. NE WASHINGTON, DC 20002
202. 455. 6237 OLD CITY DESIGN .US

CLIENT:

THORNTON RESIDENCE
307 15th STREET NE
WASHINGTON, DC 20002

DATE: 07.15.2025
SCALE: NONE

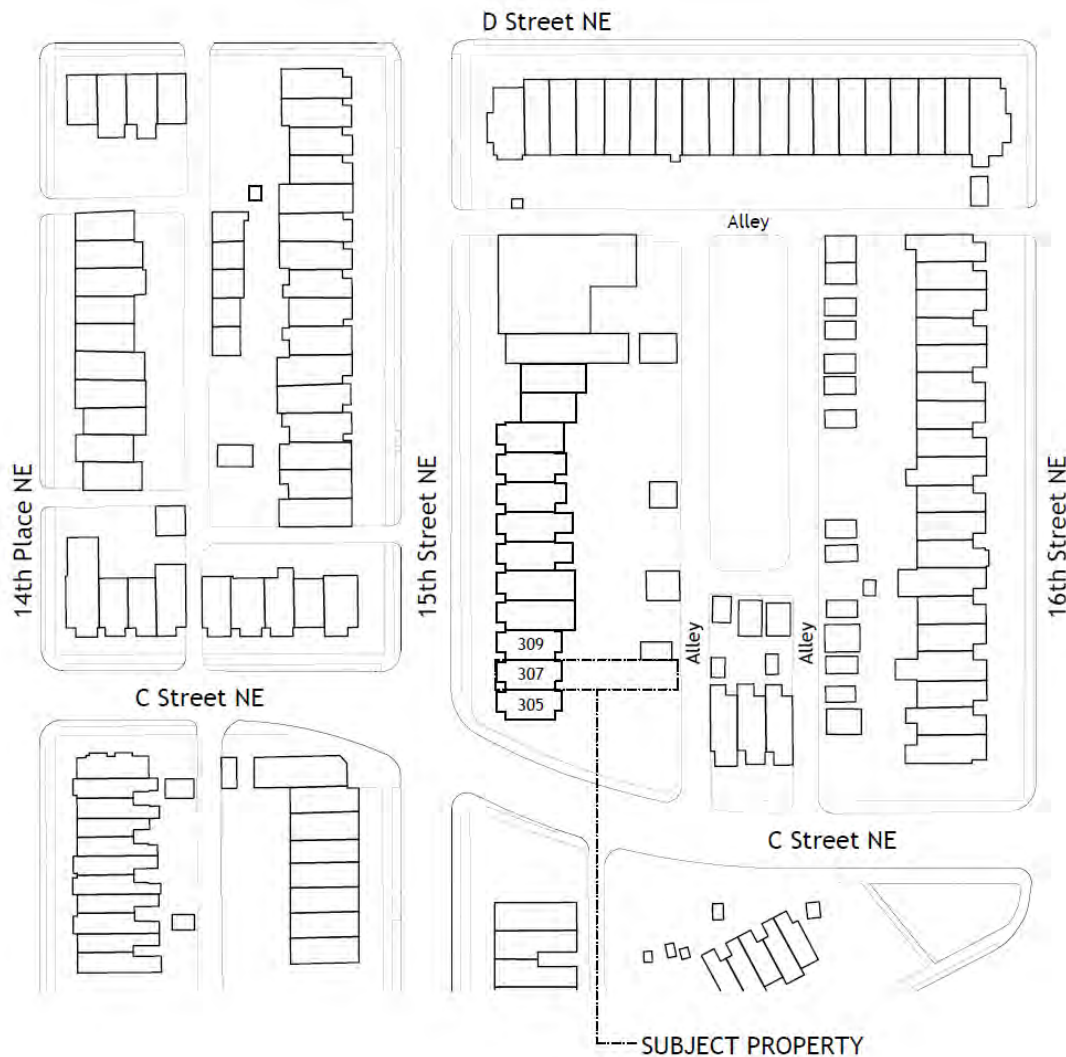


COVER
SHEET

G1



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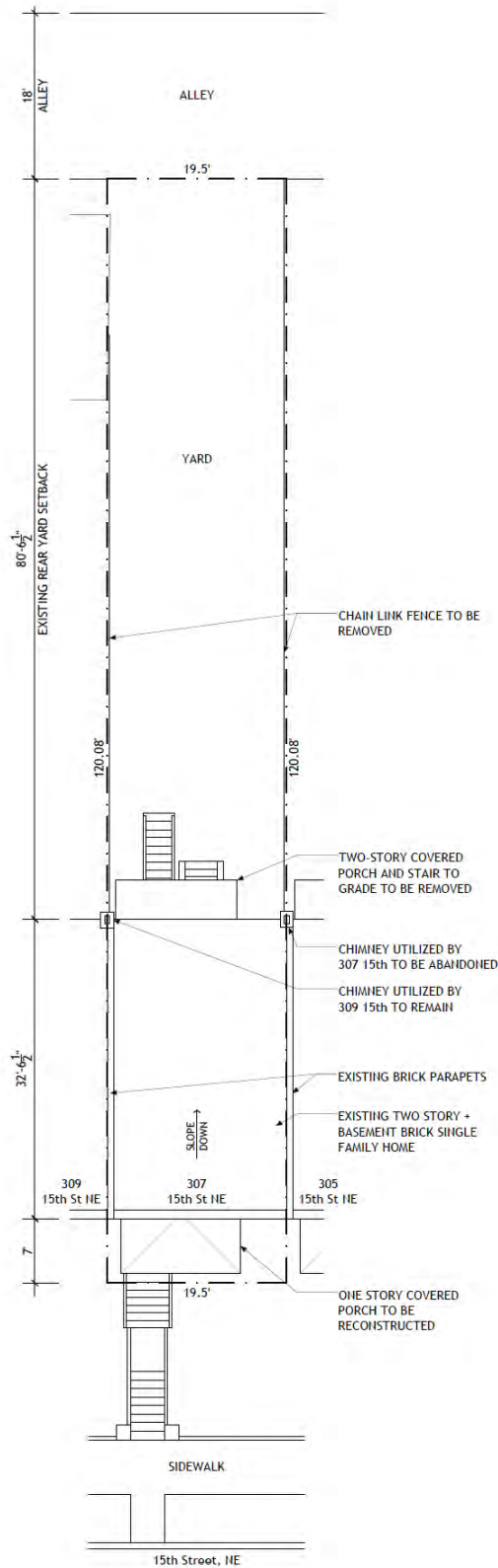


BLOCK PLAN

G2



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1 EXISTING SITE PLAN
G3 SCALE: 3/32" = 1'-0"

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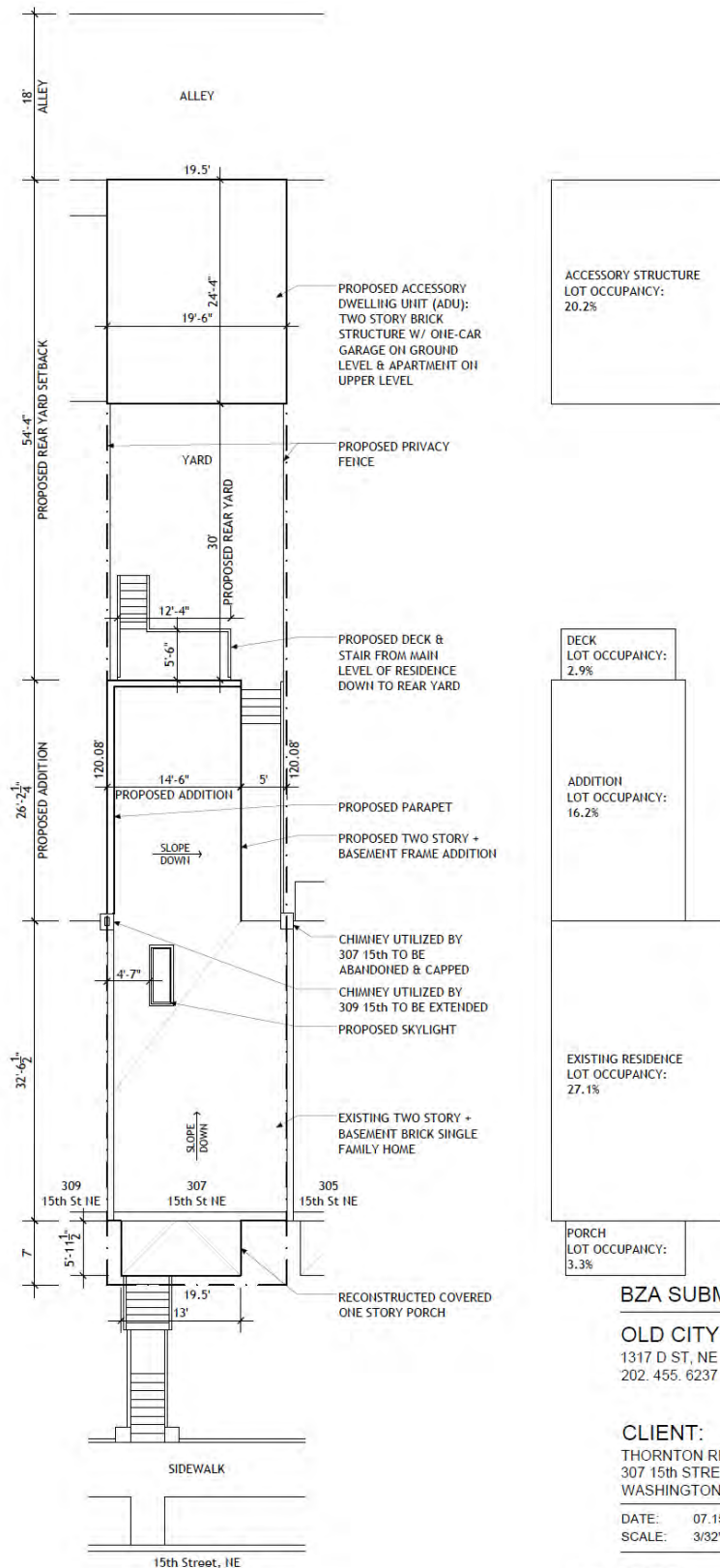
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G3



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DATE: 07.15.2025
SCALE: 3/32" = 1'-0" 0 2 10



G4



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view from 15th Street NE



view from 15th Street NE



view of rear facade from alley



view of rear facade from yard



view of rear facade from C Street NE

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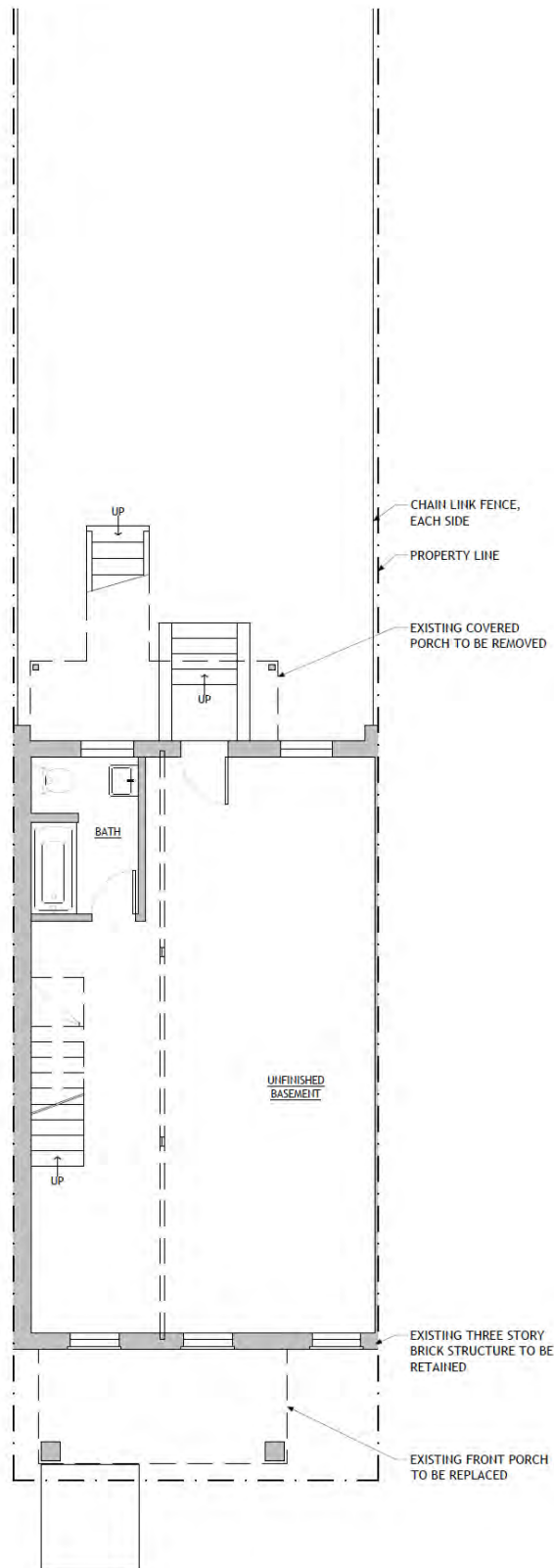
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CONTEXT
PHOTOS

G5



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CLIENT:
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307 15th STREET NE
WASHINGTON, DC 20002

DATE: 07.15.2025
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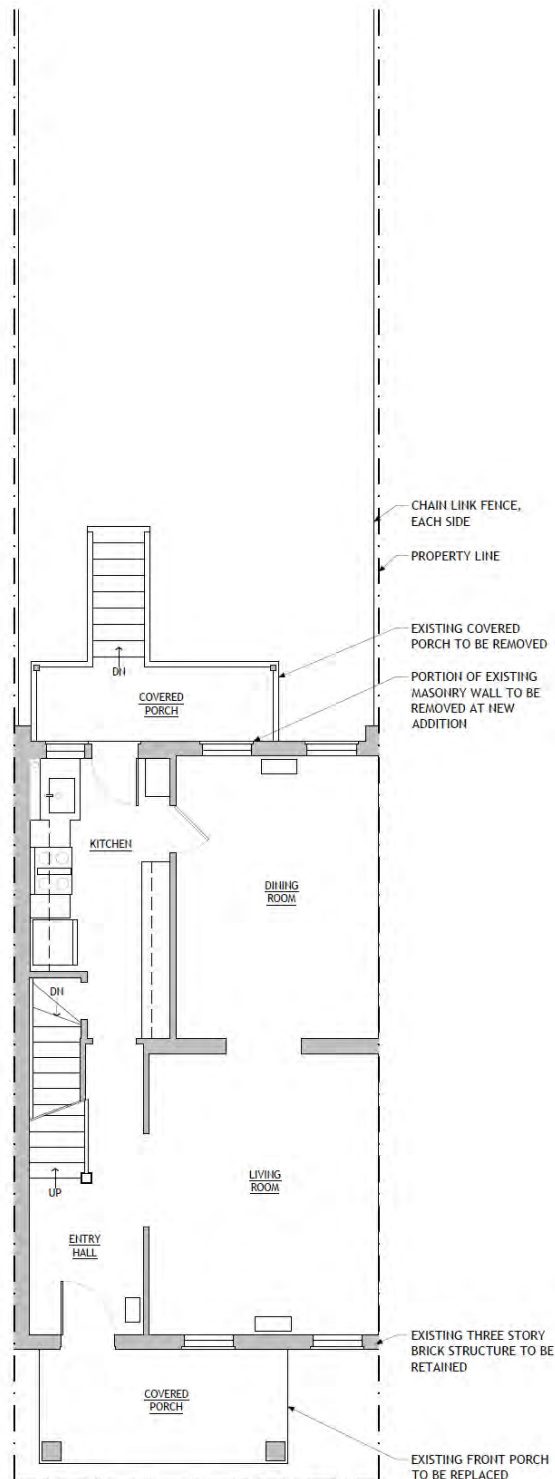
1
E0 EXISTING LOWER LEVEL PLAN
SCALE: 3/16" = 1'-0"



E0



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WASHINGTON, DC 20002

DATE: 07.15.2025
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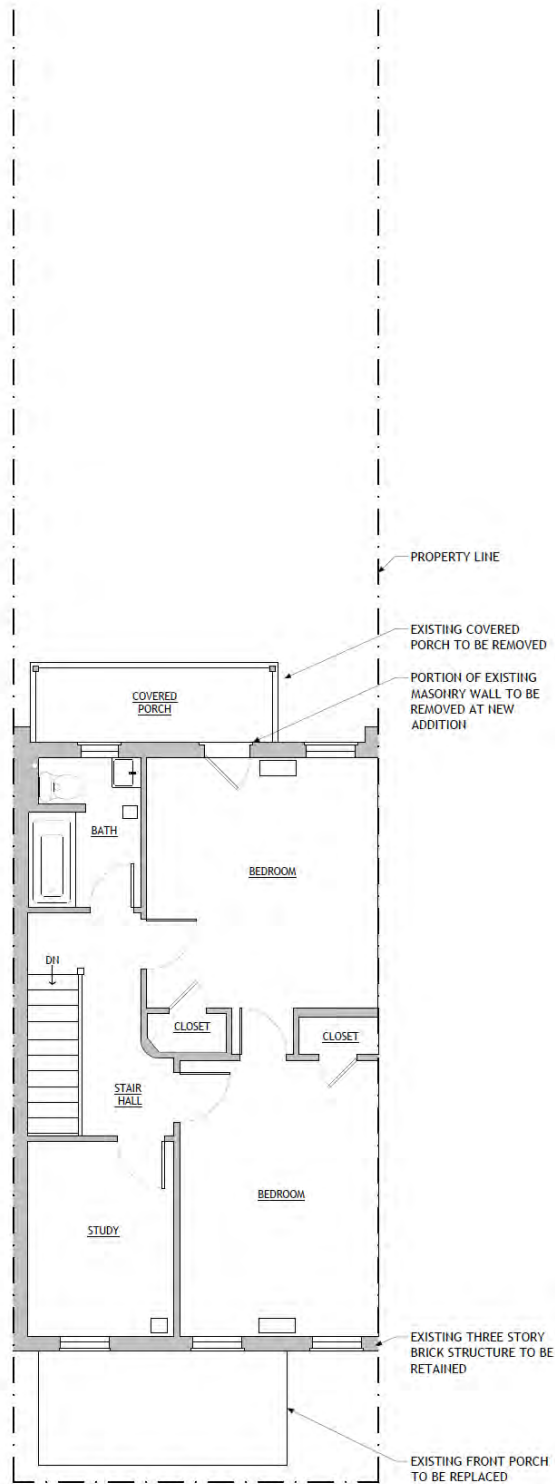
1 EXISTING FIRST LEVEL PLAN
E1 SCALE: 3/16" = 1'-0"



E1



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307 15th STREET NE
WASHINGTON, DC 20002

DATE: 07.15.2025
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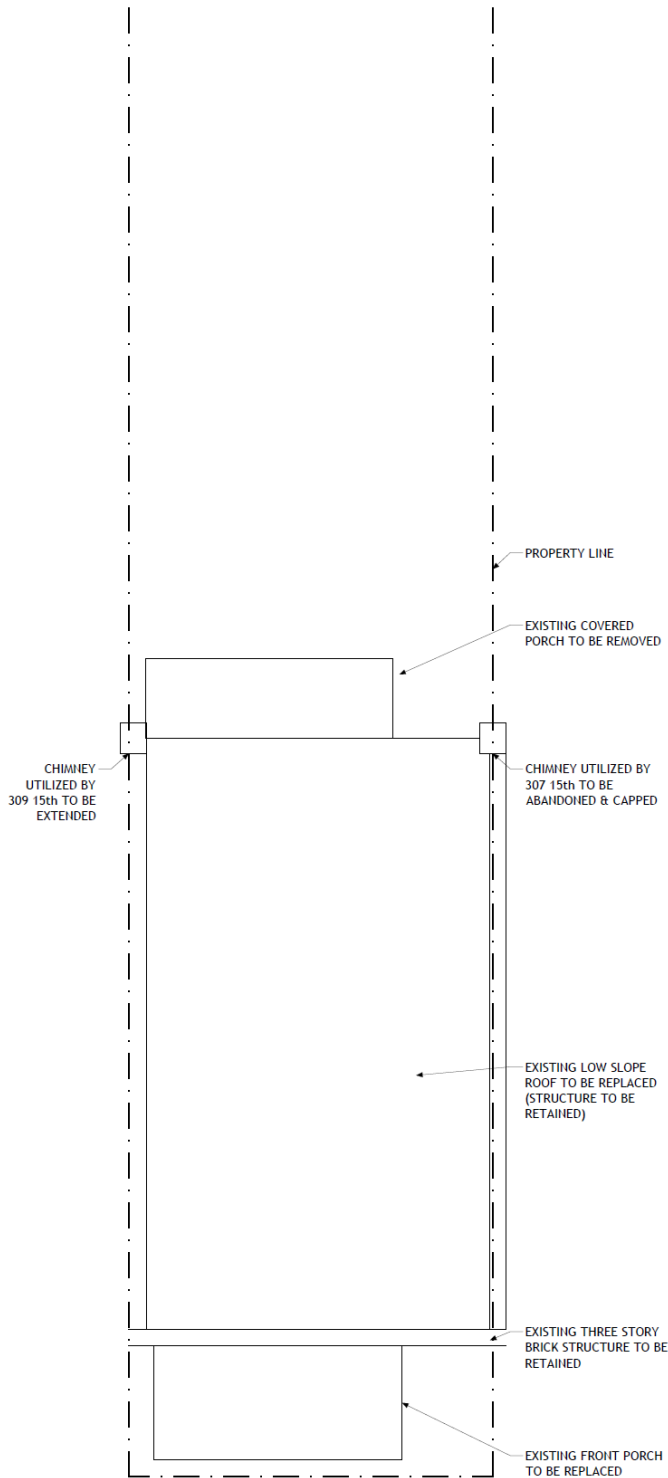
1
E2 EXISTING SECOND LEVEL PLAN
SCALE: 3/16" = 1'-0"



E2



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DATE: 07.15.2025
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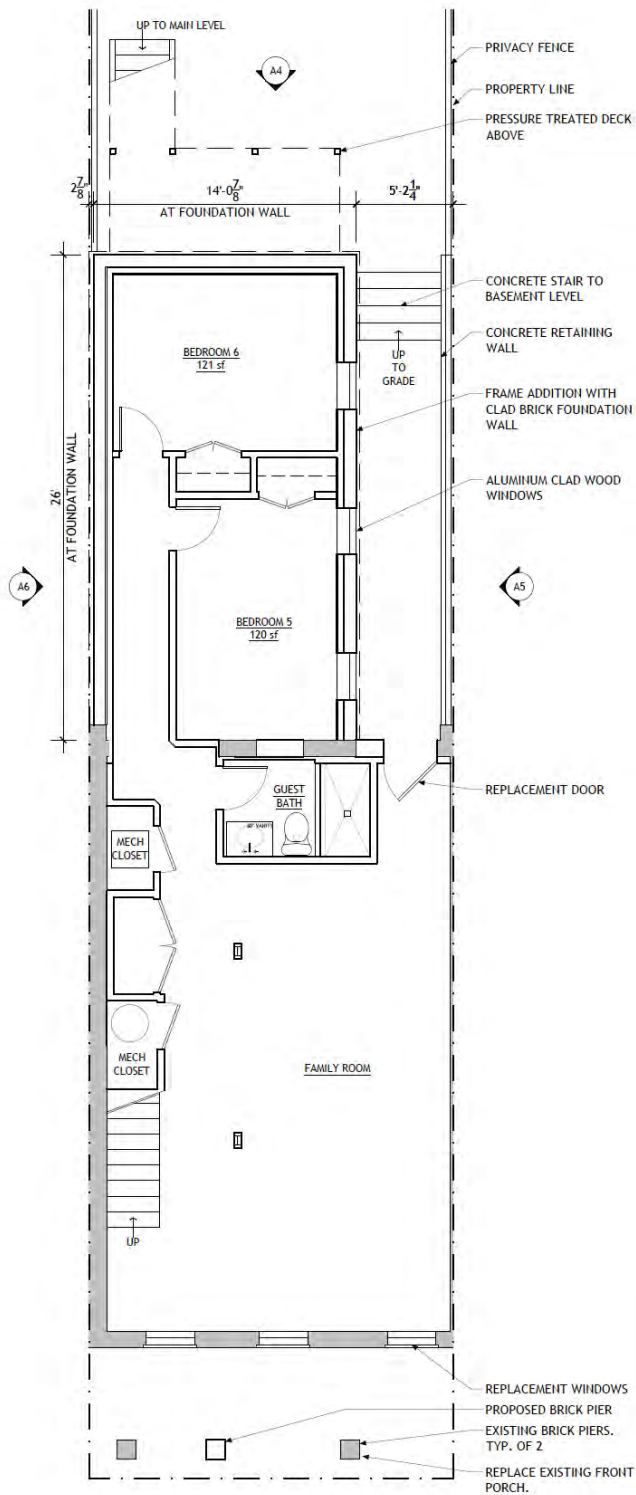
1 EXISTING ROOF PLAN
E3 SCALE: 3/16" = 1'-0"



E3



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CLIENT:
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307 15th STREET NE
WASHINGTON, DC 20002

DATE: 07.15.2025
SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

1 LOWER LEVEL PLAN
A0 SCALE: 3/16" = 1'-0"

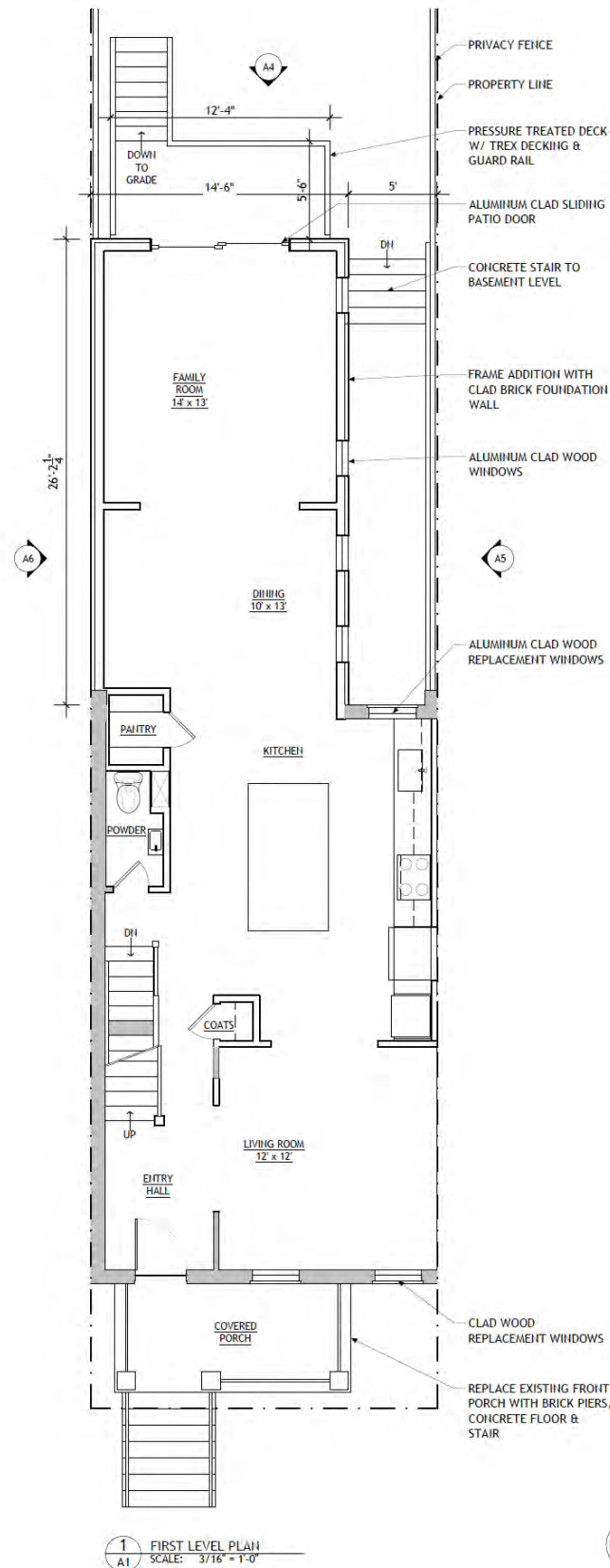


PROPOSED
FLOOR PLAN
LOWER LEVEL

A0



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CLIENT:
THORNTON RESIDENCE
307 15th STREET NE
WASHINGTON, DC 20002

DATE: 07.15.2025
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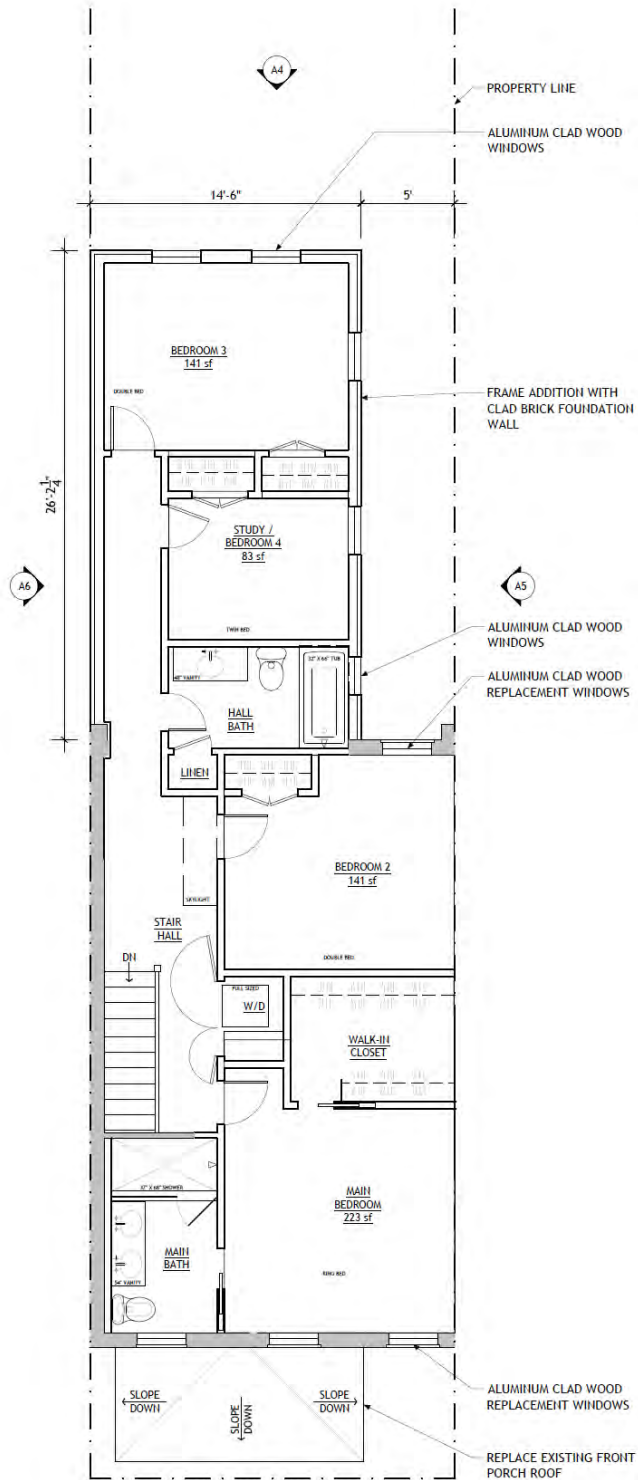


PROPOSED
FLOOR PLAN
FIRST LEVEL

A1



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CLIENT:
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WASHINGTON, DC 20002

DATE: 07.15.2025
SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

1 SECOND LEVEL PLAN
AZ SCALE: 3/16" = 1'-0"

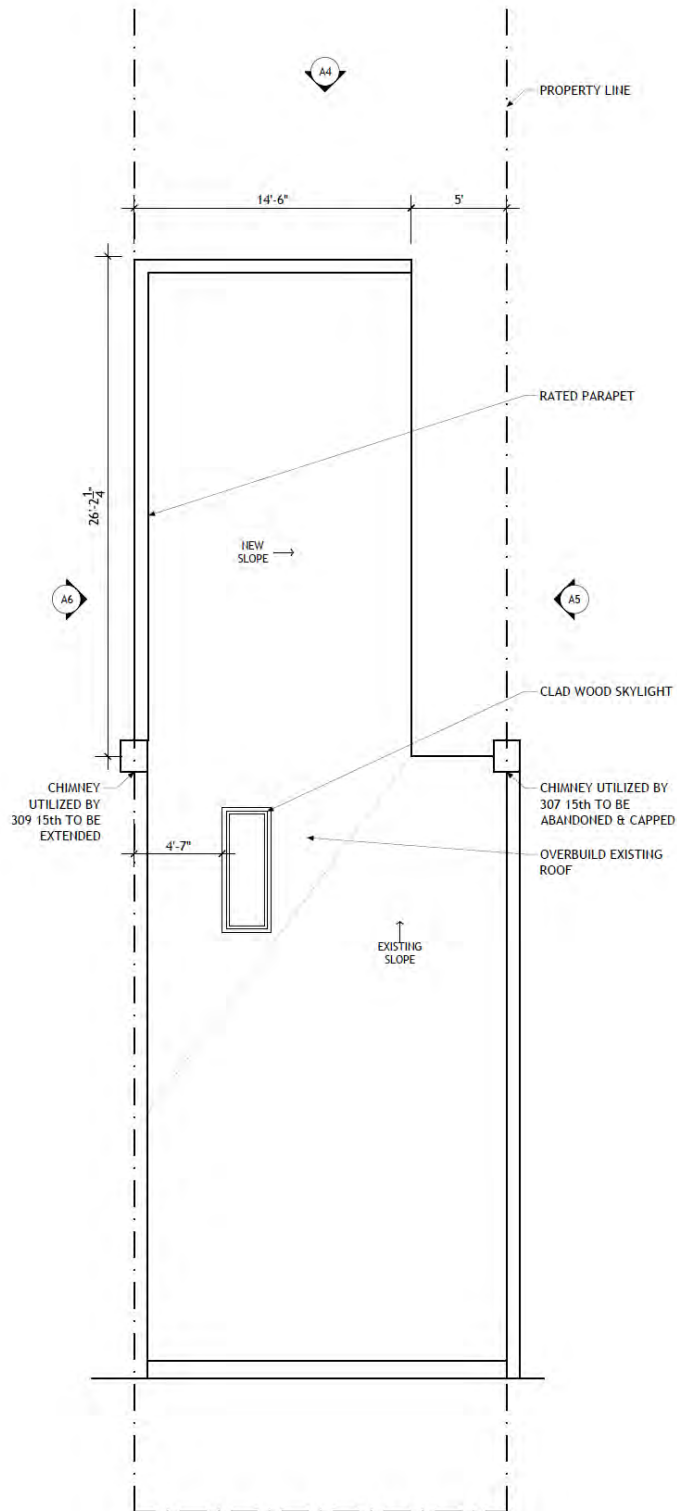


PROPOSED
FLOOR PLAN
SECOND LEVEL

A2



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CLIENT:
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307 15th STREET NE
WASHINGTON, DC 20002

DATE: 07.15.2025
SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

1 ROOF PLAN
A3 SCALE: 3/16" = 1'-0"

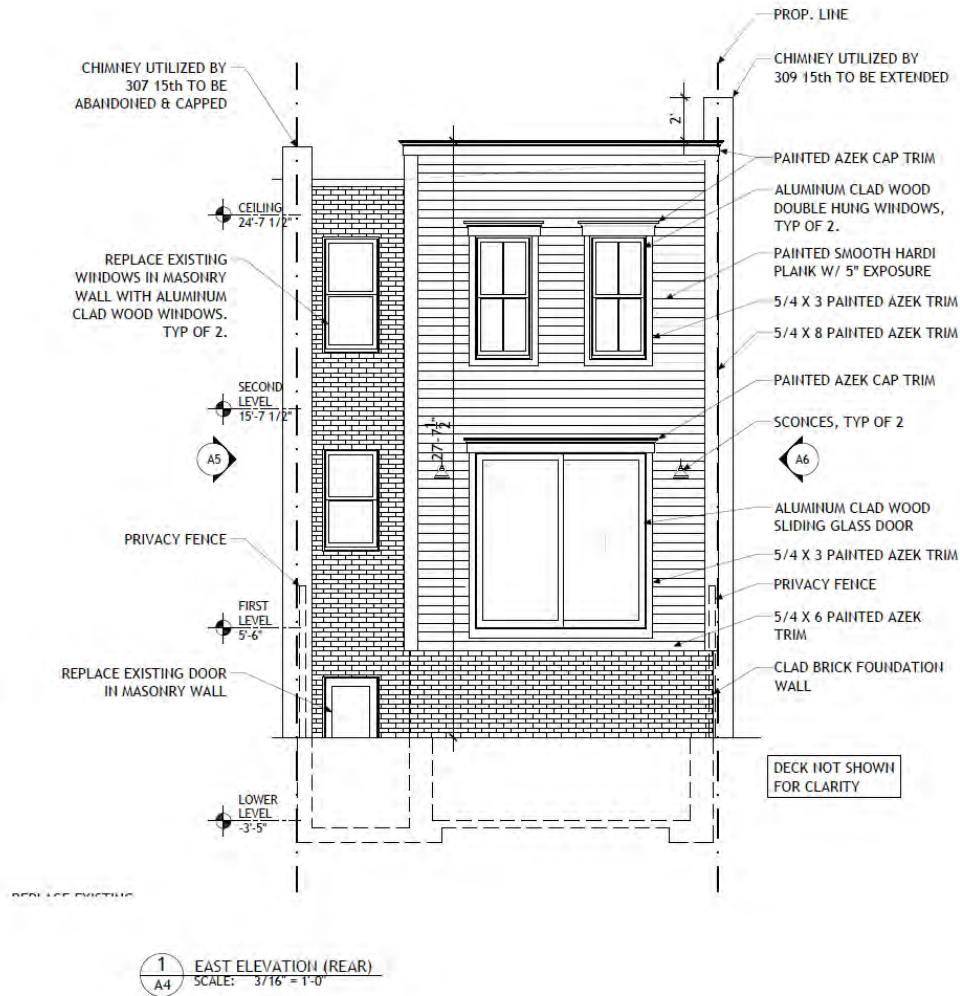


PROPOSED
FLOOR PLAN
ROOF LEVEL

A3



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BZA SUBMISSION

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CLIENT:
THORNTON RESIDENCE
307 15th STREET NE
WASHINGTON, DC 20002

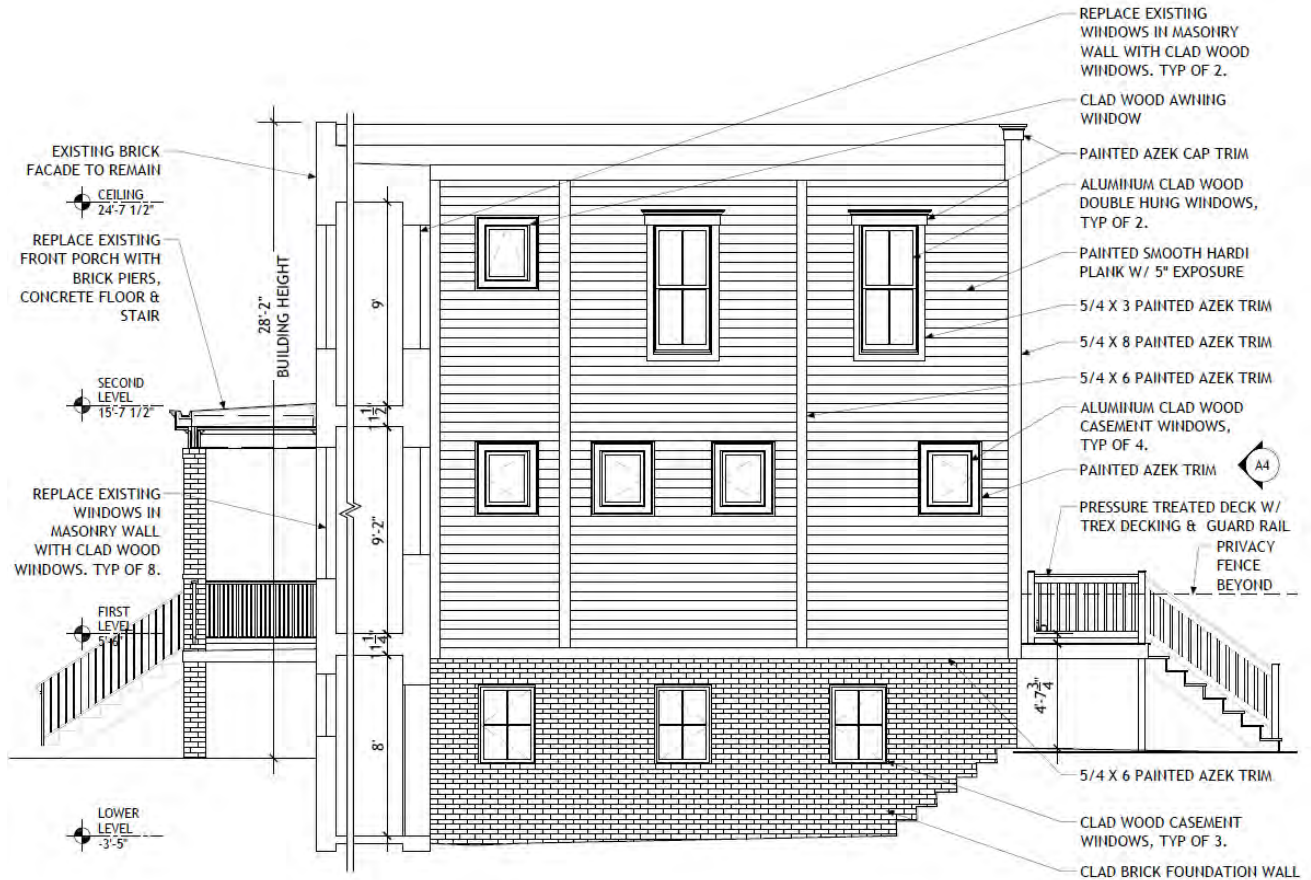
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PROPOSED EAST
ELEVATION

A4



Consent Agenda



1 SOUTH ELEVATION / SECTION
A5 SCALE: 3/16" = 1'-0"

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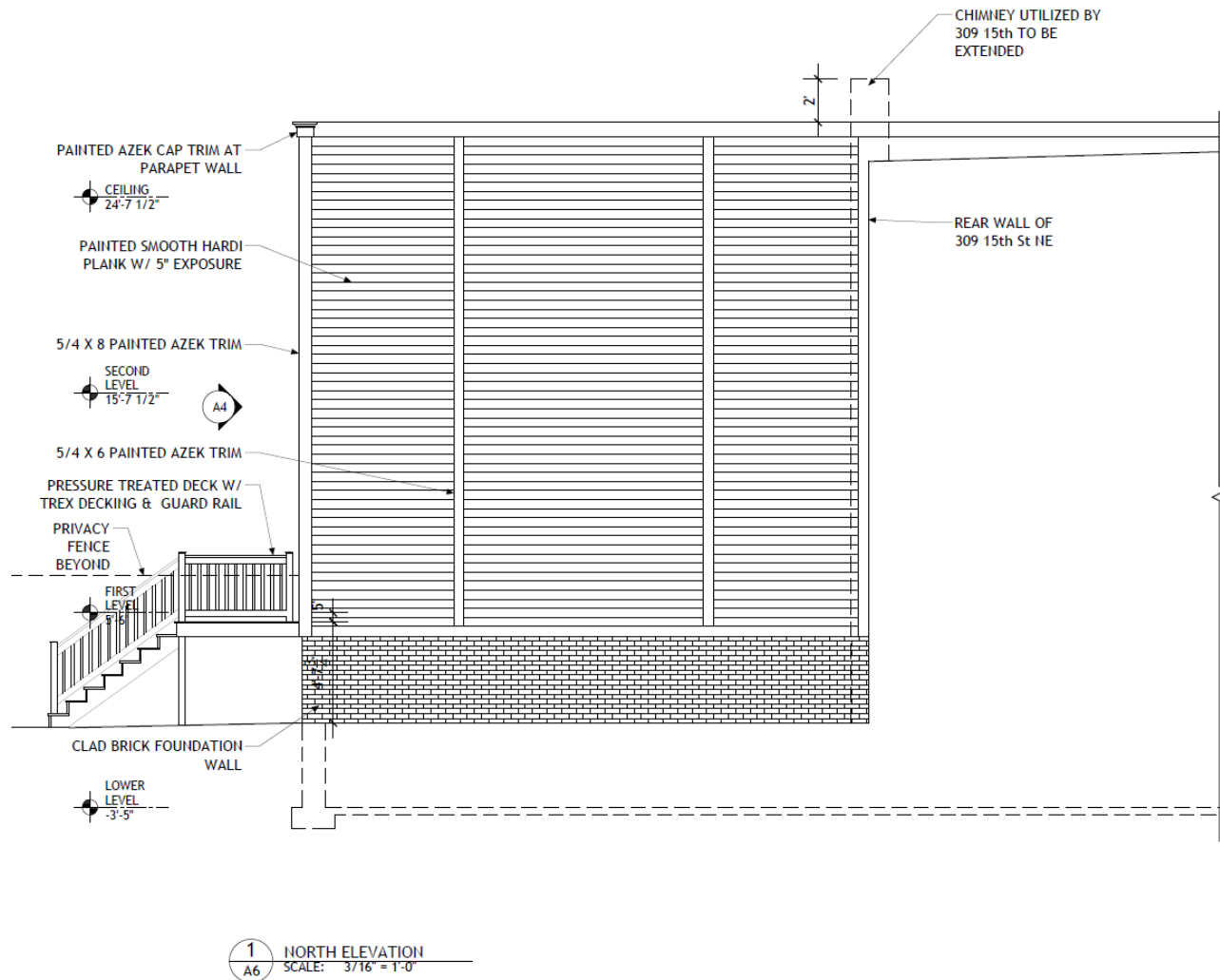
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SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

PROPOSED SOUTH
ELEVATION / SECTION

A5



Consent Agenda



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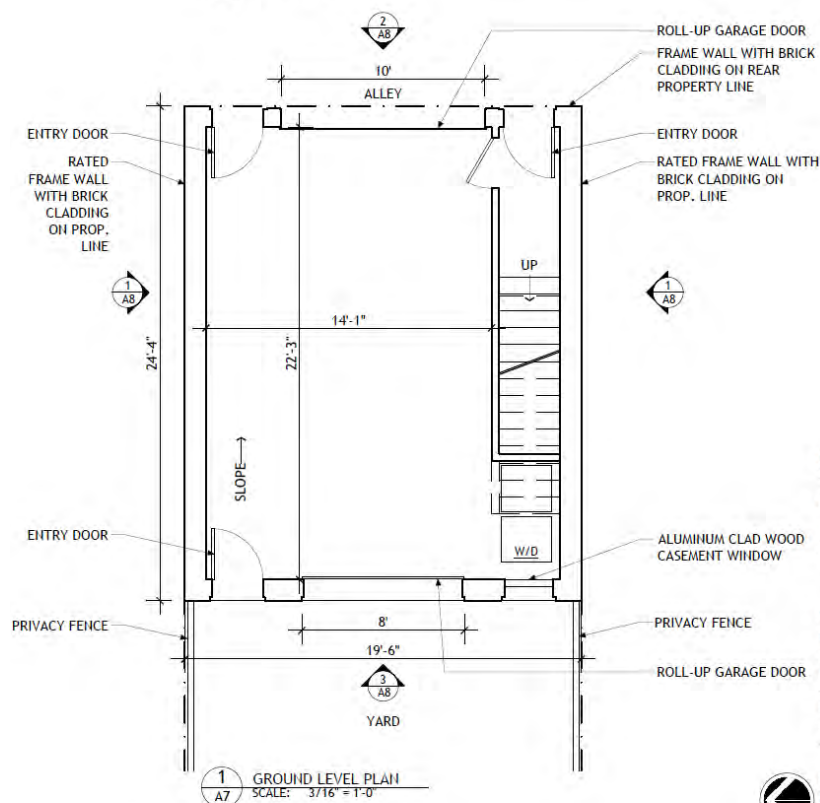
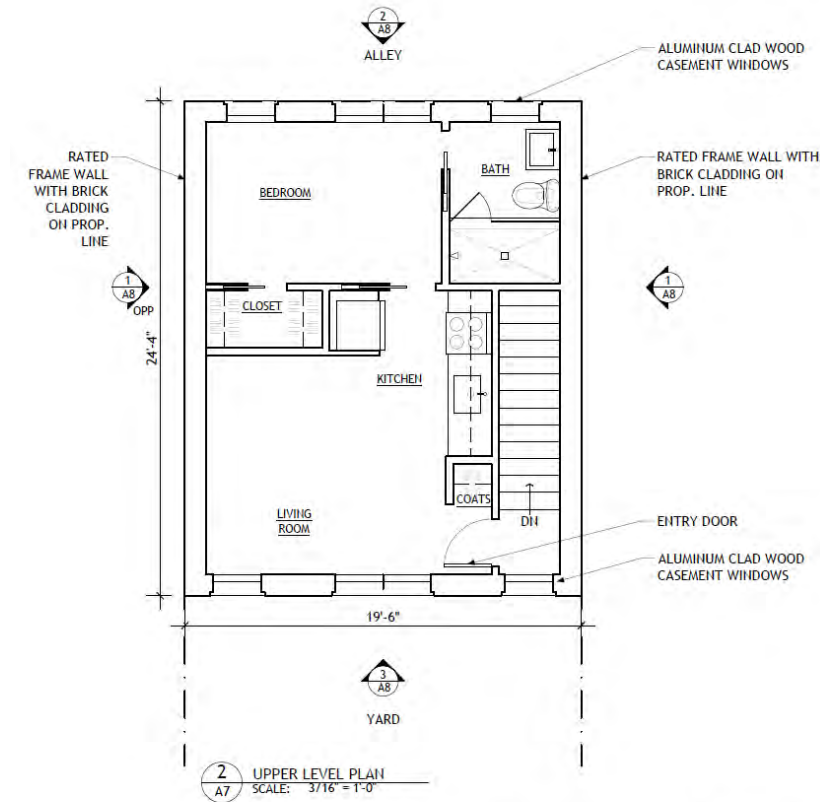
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SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

PROPOSED NORTH
ELEVATION

A6



Consent Agenda



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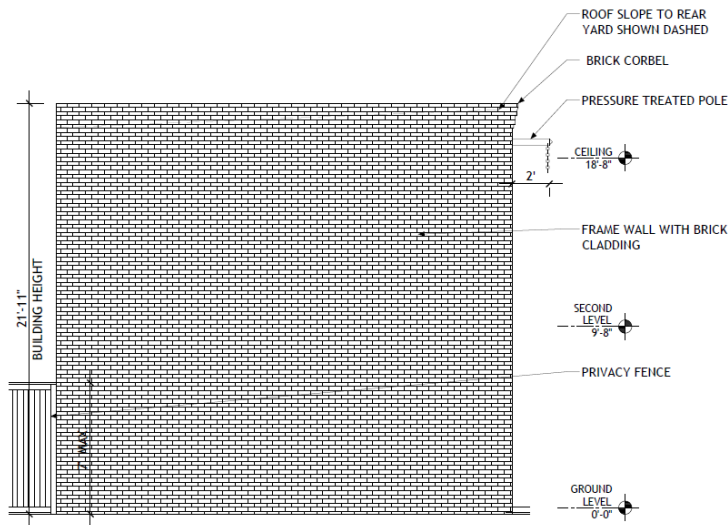
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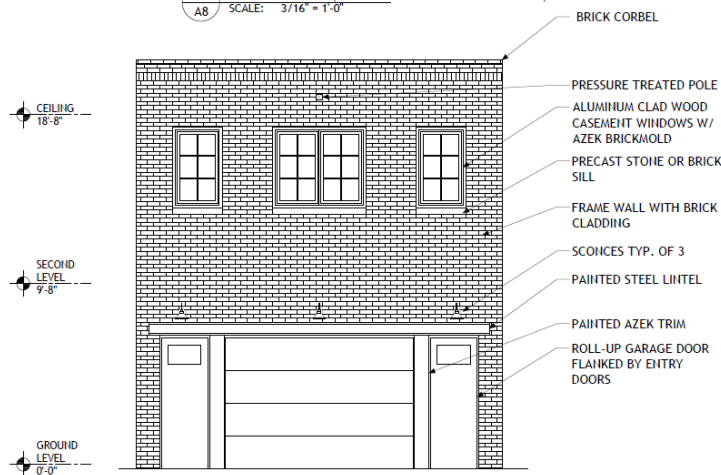
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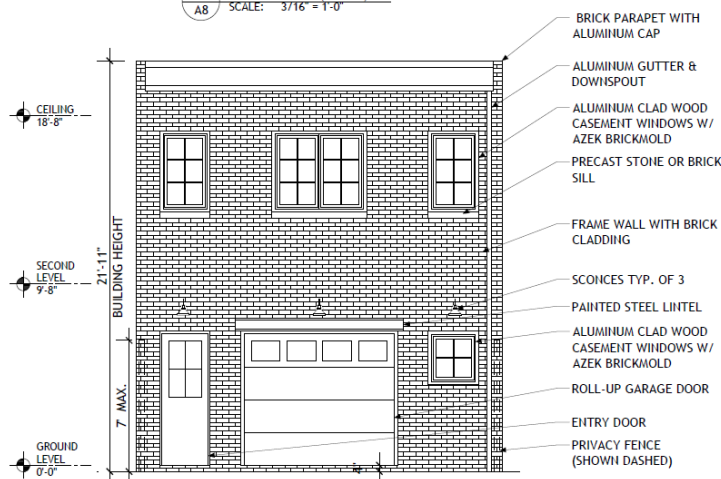
Consent Agenda



1 SOUTH FACADE (NORTH FACADE OPPOSITE HAND)
SCALE: 3/16" = 1'-0"



2 EAST FACADE (ALLEY)
SCALE: 3/16" = 1'-0"



3 WEST FACADE (YARD)
SCALE: 3/16" = 1'-0"

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WASHINGTON, DC 20002

DATE: 07.15.2025
SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

PROPOSED
ELEVATIONS
- ADU

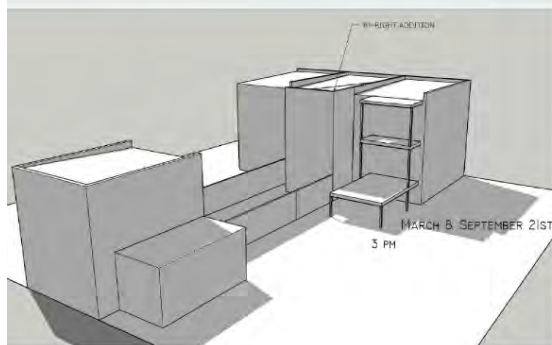
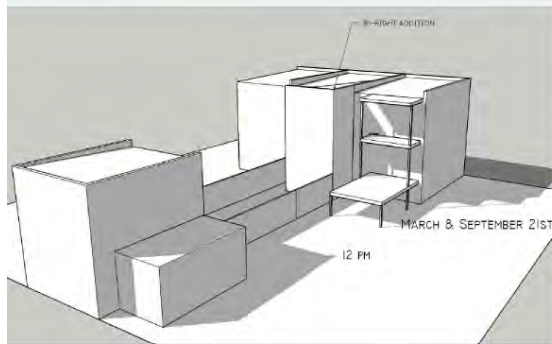
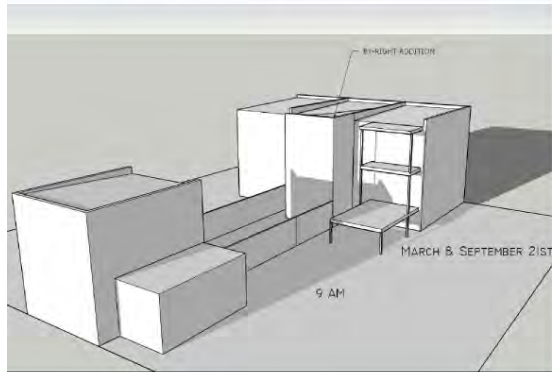
A8



Consent Agenda

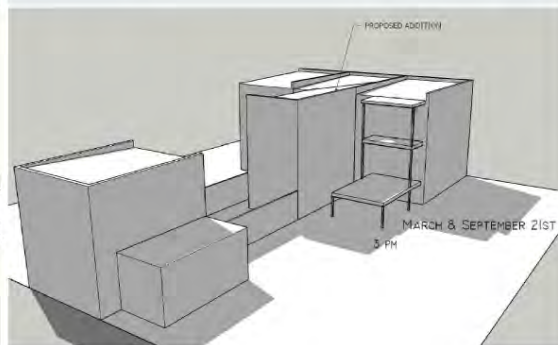
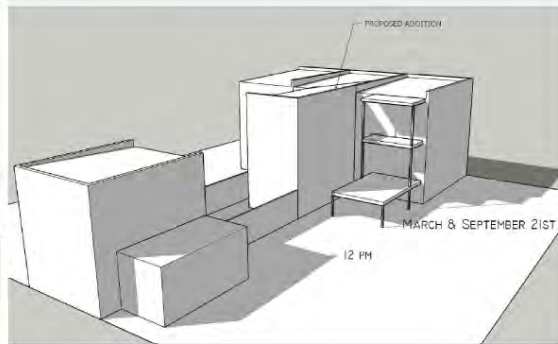
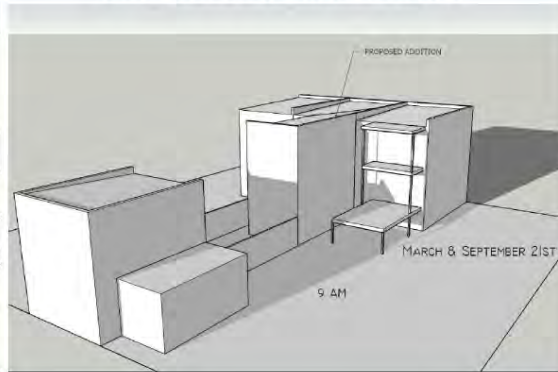


307 15TH ST NE
SHADOW STUDY OF A BY-RIGHT ADDITION
VERNAL EQUINOX & AUTUMNAL EQUINOX



307 15TH ST NE
SHADOW STUDY OF PROPOSED ADDITION
REQUIRING ZONING RELIEF

VERNAL EQUINOX & AUTUMNAL EQUINOX



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307 15TH STREET NE
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DATE: 07.15.2025
SCALE: NONE



SHADOW STUDIES
VERNAL EQUINOX &
AUTUMNAL EQUINOX

A9



Consent Agenda

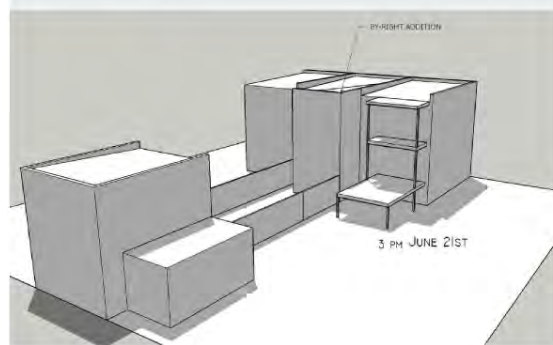
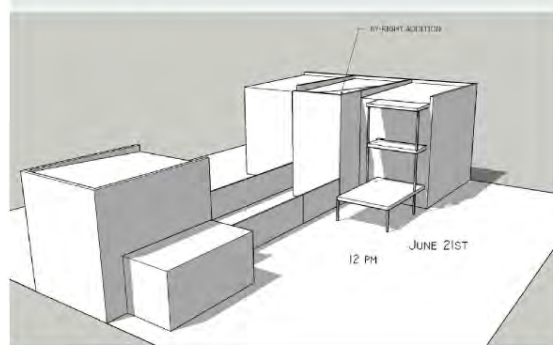
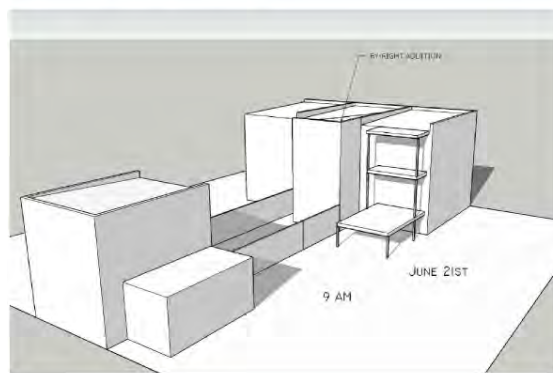




Consent Agenda

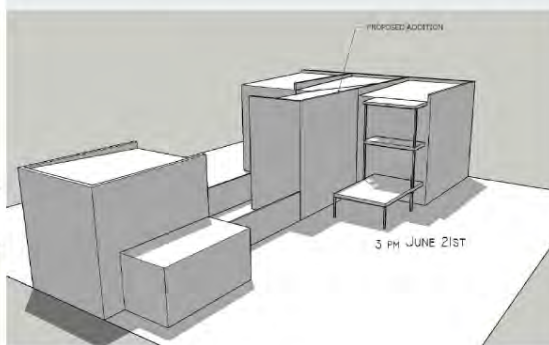
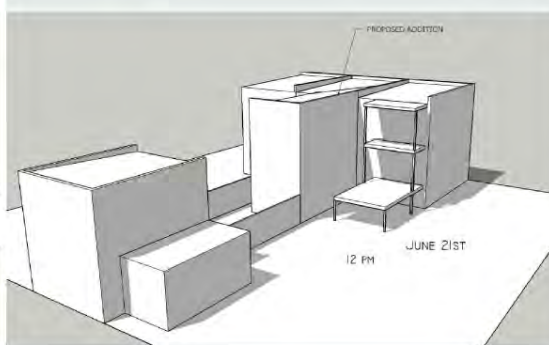
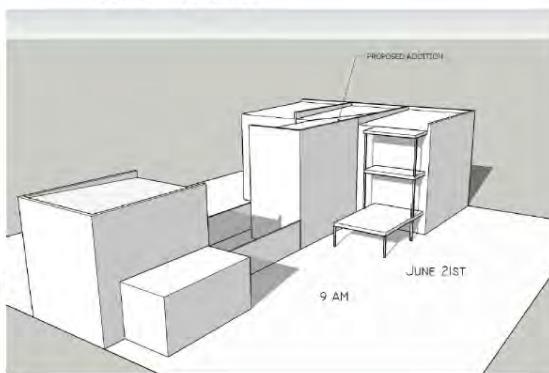


307 15TH ST NE
SHADOW STUDY OF A BY-RIGHT ADDITION
SUMMER SOLSTICE



307 15TH ST NE
SHADOW STUDY OF PROPOSED ADDITION
REQUIRING ZONING RELIEF

SUMMER SOLSTICE

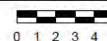


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307 15th STREET NE
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DATE: 07.15.2025
SCALE: NONE



SHADOW STUDIES
SUMMER SOLSTICE

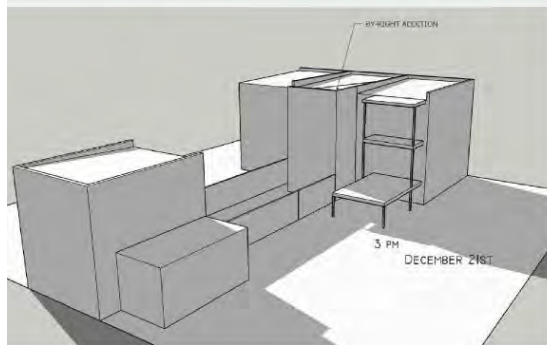
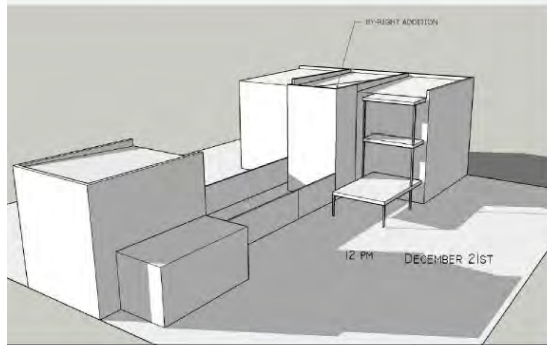
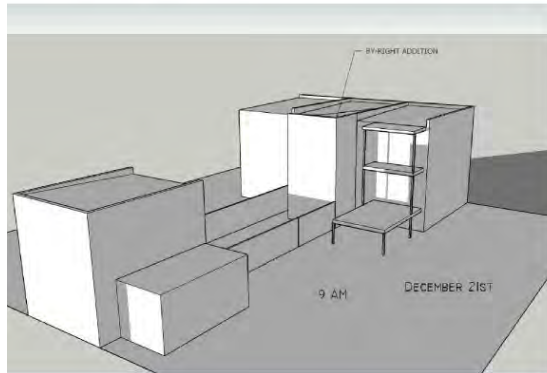
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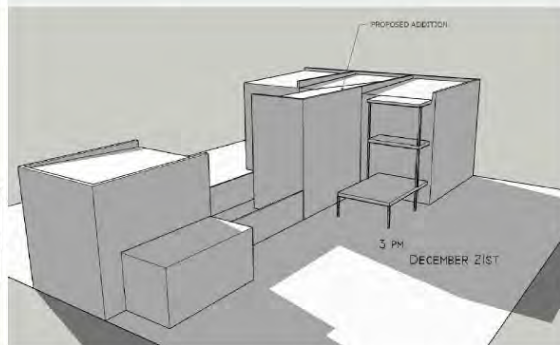
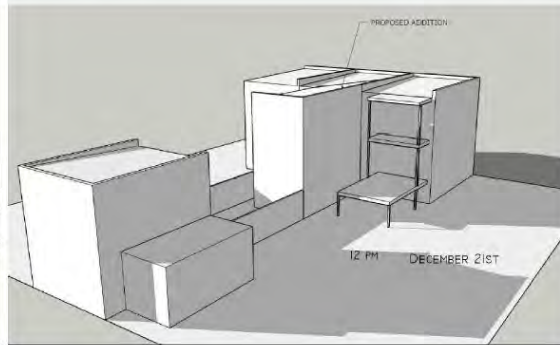
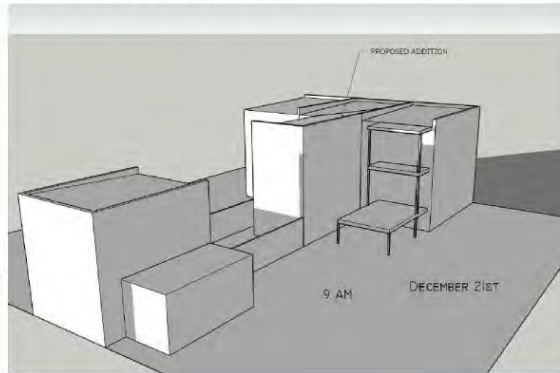
Consent Agenda



307 15TH ST NE
SHADOW STUDY OF A BY-RIGHT ADDITION
WINTER SOLSTICE



307 15TH ST NE
SHADOW STUDY OF PROPOSED ADDITION
REQUIRING ZONING RELIEF
WINTER SOLSTICE



BZA SUBMISSION

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CLIENT:
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307 15th STREET NE
WASHINGTON, DC 20002

DATE: 07.15.2025
SCALE: NONE 0 1 2 3 4 5

SHADOW STUDIES
WINTER SOLSTICE

A11



Officer Reports - Treasurer



TO: ANC6A
FROM: Roberta Shapiro, Commissioner 6A03, Treasurer
Date: October 1, 2025
Subject: Treasurer’s Report for September 2025 for October ANC Meeting

Current Financial Status

- 1. As of the end of September 2025, the ANC 6A available funds balance reported by OANC was \$30,766.10, down from 31,282.29 at beginning of September (See attachment)
- 2. The change of \$516.19 was the payment for August administrative services.
- 3. This NCB cash balance on September 30, 2025 was \$31,385.36. The difference between NCB and OANC balance is comprised of an uncleared reimbursement check for \$102.06, the uncleared August admin payment of \$516.19, and the ubiquitous and mysterious \$1 balance difference between NCB and OANC.
- 4. ANC 6A has a savings account balance of \$100.05

Motion requested to Approve Report

ANC 6A Monthly Treasurer's Report

Month:

September

2025

Opening Report Balance:

\$31,282.29

Closing Report Balance:

\$30,766.10

Change:

(\$516.19)

Transactions

Check/Dep	Date	Payee/Payor	Cat	Income	Expense
	2025-09-07	Irene Dworakowski	7		\$516.19



Officer Reports - Treasurer



ANC 6A Quarterly Financial Report FY25 Q3

Balance Forward (Checking) \$33,308.53

Receipt

Allotment	\$0.00
Interest	\$0.00
Deposit Other	\$0.00
Transfer from Savings	\$0.00

Total Receipts \$0.00

Total Funds Available During Quarter \$33,308.53

Disbursement

1. Personnel	\$0.00
2. Direct Office	\$0.00
3. Communications	\$0.00
4. Office Supply	\$0.00
5. Grants	\$0.00
6. Local Transportation	\$0.00
7. POServ	\$4,284.76
8. Bank Fees	\$0.00
9. Other	\$102.06
T-O. Transfer to Savings	\$0.00

Total Disbursements \$4,386.82

Ending Balance: Checking \$28,921.71

Ending Balance: Savings \$0.00

Approval Date by Commission: _____

Treasurer: _____ Chairperson: _____

Secretary Certification: _____ Date: _____

I hereby certify that the above noted quarterly financial report has been approved by a majority of Commissioners during a public meeting when there existed a quorum.



Officer Reports - Treasurer



TO: ANC6A Commissioners
FROM: Roberta Shapiro, Commissioner 6A03, Treasurer
SUBJECT: ANC 6A Banking Arrangements
DATE: September 25, 2025

Background

Currently, ANC 6A maintains a banking relationship with National Capital Bank (NCB), a relatively small local bank with two DC-area branches.

As of September 25, 2025:

- The checking account balance is \$31,385
- The Savings account balance is \$100.50 (We voted at the September meeting to move the savings account funds to the checking, since it earns almost no interest.)
- Quarterly revenue for FY 26 are budgeted at \$4627.94 (Not including any potential interest)
- Quarterly expenses for FY 26 are budgeted to range from \$6697.50 to \$4525.00, including a potential outlay of \$3000 for grants
- For the entire FY26, not including any earned interest, a spending deficit of \$1897.62 is anticipated, with an anticipated year-end balance \$28,188.46.

At the September ANC6A meeting, we discussed the possibility of moving our banking relationship from NCB to another banking institution.

I have had discussions with OANC and with the DC OAG, Accordingly, in considering the ANC's options, it is important to recognize the following regulatory and/or statutory constraints (as I understand them):

- ANCs may have a relationship with **only one** banking institutions, but they may have multiple accounts
- Money market accounts are acceptable as long as they are deemed to be FDIC insured "savings accounts" with funds available "on demand.". Some banks, e.g. Chase, offer money market accounts through their affiliated brokerage firms (e.g. JP Morgan) which are not considered bank savings accounts.
- Even bank-issued, FDIC-insured CDs are **not permitted** because in the instance of a very early withdrawal there could be an erosion of principal, albeit proportionally small.
- Any movement between banks would have to be accomplished by certified check, not by EFT.

Recommendation

It is my recommendation that ANC6A consider:

- Changing banks
- Moving \$20,000 - \$22,000 to a money market at the new Bank
- Retaining the residual in checking at the new bank

	NCB	PCN	Truist
Fees on Checking	No except stop payment, wire transfers, etc.	Checking, no minimum if \$500 balance	Community, non-profit, fee-free checking
Premium Business Money Mkts APY *	0.97	4.0% Promotional Rate \$100 minimum?	3.5% Promotional rate \$15K min
Rate Guarantee	No	Informal 6 months per local office/but no guarantee	Informal 6 months per local office/but no guarantee
Est Annual Interest	\$<200	~\$800	~\$700



Officer Reports - Treasurer



(20K)			
Electronic Bill Payment	Yes No charge	Yes No charge incl CC if wanted	Yes no charge
Risk	Rates lower	Rates lower substantially	Rates lower substantially
Positives	Local, community-oriented	Higher rates. Professional software Pennsylvania Ave Office	Higher rates. Professional software H St. Office Branch manager is responsive
Negatives	Low rates; limited software capacity	Big, bureaucratic Local office on Penn seems disorganized but 800# Business Banker was great Effort to move accounts	Big, bureaucratic, impersonal Effort to move accounts

*Quoted in mid-September. Subject to change

Motion Requested

A motion to maintain accounts at NCB or move to PCN or Truist is requested.



Committee Reports

Community Outreach Committee (COC)



Accept September 2025 report.



Committee Reports

Alcoholic Beverage and Cannabis (ABC)



No report. ABC did not meet in September 2025.



Committee Reports

Alcoholic Beverage and Cannabis (ABC)



Minutes
Alcoholic Beverage and Cannabis (ABC) Committee
Advisory Neighborhood Commission (ANC) 6A
May 27, 2025, 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 May 27, 2025, on a publicly posted Zoom event.

Committee Members Present: Erin Blumenthal, Eric Lockett, Monica Martinez
Commissioners Present: Commissioners Velasquez, Spires, and Shapiro
Establishment Representatives Present: Amy (Feru), Steve (Montana Liquors)

- I. Call to Order/Approval of Agenda/Approval of Minutes
 - Commissioner Velasquez asked for and received unanimous consent to amend the agenda to include Feru.
 - o Commissioner Spires expresses support for Feru, noting that it is a good fit for the location and referencing prior unsuccessful tenants who took years to open before closing quickly.
- II. Community Comment
 - Steve, the owner of Montana Liquor, speaks up to request to amend his settlement agreement. He indicated there was a typographical error on the signed agreement, and ABRA (sic) asked him to correct.
 - The commissioners agree it was a clerical mistake and vote to recommend the ANC authorize a renegotiation of Montana Liquor’s settlement agreement to correct it.
- III. New Business
 - Discussion of the renewal of a Class C restaurant license with Focus DC 1348 H Street NE (ABRA-118015)
 - o The committee discussed the renewal of Focus DC’s Class C restaurant license, noting a lack of recent contact and an outdated settlement agreement from 2013.
 - o Commissioner Spires reports no complaints or concerns from residents and praised Focus D.C. as successful and organized.
 - o On Commissioner Shapiro’s inquiry, Commissioner Velasquez notes that the current settlement agreement is with Red Rocks, the previous owner who transferred the liquor license.
 - o Commissioners express support for the business but agree to recommend that the ANC protest the renewal unless a new settlement agreement is reached.
 - o The Vote is unanimous 6-0
 - Discussion of a request for a stipulated license for Feru at 1128 H St NE
 - o The representative of Feru requests a stipulated liquor license to serve traditional Ethiopian wine and beer with meals. She states customers expect alcohol options, and lack of them causes business loss.
 - o Commissioner Spires moved that the committee recommend ANC 6A issue a letter of support for Feru’s stipulated license request and expressed hope for a long-term positive relationship with the new establishment.



Committee Reports

Alcoholic Beverage and Cannabis (ABC)



- o The committee unanimously votes to support FERU's request for a stipulated liquor license, confirming that the establishment's operations align with standard ANC conditions, including limited hours and no amplified patio music.

The next meeting is scheduled for Tuesday April 29, 2025 at 7:00 pm

The meeting was adjourned around 7:25 pm.



Committee Reports

Transportation and Public Space (T&PS)



Minutes

ANC 6A Transportation & Public Space Committee Meeting Monday, September 14, 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 (6A07), Amber Gove (6A04), Paul Spires (6A01)
 - b. Committee Members Present: Patrick Bloomstine, Jeff Fletcher, Mark Sussman
 - c. DDOT Representatives: Chris Berg
 - d. Greg Zielinski, ANC 6B Resident
- III. Old Business
 - a. Chair Bloomstine provided updates on TSIs and ANC 6A TPS Request Letters
 - i. 14th Street NE between Tennessee Avenue and E Street and Tennessee Avenue from Constitution Avenue to E Street. The TSIs filed along this corridor are still under prioritization. ANC 6A letter has been added to that file as well. The missing bike lane appears to be the result of utility work. DDOT is looking into replacement.
 - ii. North Carolina Avenue and C Street NE between 14th and 16th Streets - This area and related TSIs are also under future prioritization. Similarly, DDOT has added our letter requesting safety changes to the area to the file.
 - iii. 11th Street NE - DDOT informed us that speed humps were not promised on this corridor, and that there is no corridor-level plan in the works for it. At 11th and F Streets NE, DDOT conducted a study and determined that speed humps were not warranted. However, they will be installing additional all way stops in this area.
 - b. Chair Bloomstine provided updates on Vision Zero Hardening at Maury Elementary (Constitution Avenue/Tennessee Avenue/13th Street NE) - We had received the 90% plan update at the beginning of 2025. DDOT says DC Water is now doing work in that area and the vision zero hardening will have to wait until that project is complete. They anticipate completion in spring/summer 2026.
 - c. Chair Bloomstine provided updates on H Street NE transit plan - The bus bump out platforms at 6th and H Streets are expected to be installed shortly as they are repurposed from Franklin Square. The 14th Street bike lane gap is also expected to be started soon now that the block between H Street and Maryland Avenue has been repaved. Timing of mid-block crossings is TBD due to electrical work that needs to be done.
 - i. Committee member Sussman noted that people continue to cross in the middle of the longer blocks on H Street where the crossings should be. He also noted that the lack of any signalling or infrastructure on 14th street has made it very unsafe while we wait for DDOT installation.
- IV. New Business
 - a. DDOT Strategic Bike Plan - Chris Berg from DDOT joined the committee to discuss the city's work on a new strategic bicycle plan (formerly MoveDC, webstie available at <https://bikelanes.ddot.dc.gov/pages/strategicbikeplan>). In 2024, the DDOT team put together an



Committee Reports

Transportation and Public Space (T&PS)



existing conditions report. This included a look at trends, ridership data, and crash data. They spent time understanding where there are safety concerns around the city. The DDOT team spent the beginning of the year laying the groundwork to develop a new plan to create citywide bike infrastructure. The end goal of the project is to create a 2026 MoveDC bicycle priority network map. DDOT has done and will continue to do several community outreach events to build awareness and also generate community feedback (see website). In October 2025, they will begin conducting in-ward workshops that will be more in-depth. This will allow DDOT to hear what the community desires from the bike network. There is also a survey of bike network wants/needs on the website linked above. In Spring 2026, DDOT will use all the input gathered to put together a five-year work plan to create a safer bike lane network.

- i. Committee Member Sussman suggested that DDOT work with regions of the district instead of strictly wards since the maps have been redrawn recently. He also informed Mr. Berg that one of our biggest asks is a reimagining of Lincoln Park. It is the center of Capitol Hill and is surrounded by an unsafe traffic pattern. It could be the central hub of bike transportation for the hill area.
- ii. Commissioner Gove highlighted issues with transit around the white house via bike due to Lafayette park being closed off and that section of the 15th St cycle track. She also highlighted the need for protected bike lanes on Mass Avenue, North Carolina Avenue, and Maryland Avenue.
- iii. Chair Bloomstine highlighted the need for a north-south protected bike lane in Capitol Hill.
- iv. Commissioner Gove also pointed out that the Capitol complex is impassable for certain micromobility (i.e., e-scooters) and that provided a permanent bike path that is separated from pedestrian space would be helpful.
- b. Living Streets Presentation by Greg Zielinski, ANC 6B Resident - Mr. Zielinski presented a potential plan to make neighborhood streets safer on 12th and 5th Streets NE and SE in Capitol Hill. The plan would make car traffic alternate directions every block of those streets. Those streets are already not thoroughfares because they intersect with Lincoln Park, Stanton Park, and Marion Park. This would allow residents who live along the street to access their houses but prevent speeding through the neighborhood. It would also preserve all existing parking. This would allow space to use the other car travel lane space to create protected north-south cycle tracks.
 - i. Committee member Sussman pointed out that 12th St is very wide on the north end of capitol hill which might not make it the best candidate for this plan. He suggested 13th St as a potential alternative.
 - ii. Chair Bloomstine suggested that the car travel lanes of the project be on the same side of the street to prevent the cycle track from having to alternate sides of the street like the M St NE cycle track did prior to 2023.
 - iii. Committee member Fletcher suggested that Mr. Zielinski speak with fire, EMS, and other first responders and city emergency services about such a plan.
 - iv. Committee member Sussman also suggested that A St NE and SE could be good candidates for a project like this running east and west.
- c. 9th and K Streets NE Stop Sign - this became a solar powered blinking stop sign after one our neighbors was killed by a car driver at this intersection. It was recently knocked over by police in a high-speed chase. DDOT replaced it with a regular stop sign and informed Commissioner Spires that funding was not available to replace with a blinking sign until the new fiscal year. Commissioner Spires asked that the ANC send a letter requesting DDOT prioritize its replacement.
 - i. Chair Bloomstine pointed out that this is a helpful safety measure because east bound cars encounter three straight blocks of synced traffic lights before it.



Committee Reports

Transportation and Public Space (T&PS)



- ii. Committee member Sussman pointed out that the stop sign is helpful at night but does not do much to slow drivers during the day. He suggested a radar feedback sign as well.
- iii. Chair Bloomstine also suggested that raised crosswalks would help this intersection's pedestrian safety.
- iv. Committee member Fletcher pointed out that this intersection is similar to 10th Street and Massachusetts Avenue (following several traffic lights that allow cars to build speed). He suggested that these requested improvements for 9th and K Streets could be applied there, too.
- v. Chair Bloomstine made a motion to send a letter to DDOT requesting that they replace the electrified stop sign at 9th and K, Streets, add a radar feedback sign, and build raised crosswalks and also that these changes be implemented at 10th Street and Massachusetts Avenue as well. The motion was seconded by Committee member Sussman. The motion passed unanimously.

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

VI. Adjourn meeting. The meeting was adjourned at 8:08pm.



Committee Reports Economic Development and Zoning Committee



Minutes

ANC 6A Economic Development & Zoning Committee
7:00 - 9:00 pm, September 17, 2025
Virtual Meeting via Zoom

Attending:

Committee members: Russ Greenfield, Scott Kilbourn, Becca Buthe, Ayisha Lockett

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

The meeting was called to order at 7:00 pm

Old Business: Resolution of previously heard cases, reviewed by Commissioner Wethington:

1. **828 12th Street, NE; Square 981, Lot 821 (BZA 21352): Submitted by Anakainosis, LLC, the scope of the project is to construct a penthouse with roof deck to an existing, semi-detached, two-story plus basement, principal dwelling unit in the RF-1 zone. The proposed project would remove a turret to allow for the remodeling of the residential property. The relief requested is for a Special Exception. A BZA Hearing is scheduled for October 22, 2025**
2. **628 15th Street NE; Square 1051, Lot 0113; (BZA 21349): Submitted by Ileana Schinder, on behalf of the owner, Mr. Fendley. The scope of the project is to construct a new, detached, two-story, accessory dwelling unit in the RF-1 zone. The proposed 2-story accessory structure would accommodate a 2- bedroom secondary dwelling at the rear of the property. The relief requested is for a Special Exception. A BZA Hearing is scheduled for October 8, 2025**
3. **916 D Street NE; Lot 83 Square 937; (BZA 21355): Submitted by Rachael Loper, the proposed project is to add a front porch to an existing single-family dwelling in Zone RF-1. The potential applicant is pursuing zoning relief as a Special Exception from required development standards per Title 11- Zoning, Subtitle E (RF Zones) Chapter 2 Development Standards for RF Zones 210.1 Lot Occupancy. The stated maximum lot occupancy is 60%; the potential applicant is requesting 66%. A BZA Hearing is scheduled for October 22, 2025**

New Business:

1. **1231 F Street NE; Square 1007, Lot 0113; (BZA 21391): Submitted by Smita Rawoot, to construct a second story accessory dwelling unit to an existing, detached, accessory garage, in the rear of an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone. The relief requested is for a Special Exception.**

Presentation- Applicant: Smita Rawoot (property owner), Architect: Ileana Schinder

- The existing two-story home with basement remains unchanged from the front façade.
- The ADU will be accessed from the alley, with separate private access maintained for the main home and ground-level garage/gym space.
- The proposed ADU includes a small kitchen, living area, bedroom, bathroom with skylight, laundry, and a small balcony overlooking the owner's private patio.
- Mechanical equipment will be located toward the center of the roof to minimize visibility.
- No change to building footprint; height increase is within zoning limits.
- Shadow studies show no adverse impact on neighbors.
- Smita Rawoot emphasized commitment to the neighborhood, investment in property beautification, and maintaining good relationships with neighbors.
- Neighbors were proactively notified and expressed support for the project.
- Believes project will enhance the alley's character, complementing nearby carriage houses.



Committee Reports

Economic Development and Zoning Committee



Comments/Discussion:

- Dave Wethington: Asked for clarity on the use of the different levels of the unit.
 - The bottom two will be for the owner, and the top will be a rental unit.
- Scott Kilbourn: Asked for clarity on the rendered image.
 - It shows the neighbors patio which from the back is at the same level as the second floor of the ADU.
- Ayisha Lockett: Asked if there will be an entrance from the unit to the principal dwelling.
 - Confirmed there will be no direct entrance to the apartment unit.
- Becca Buthe: Asked for clarity on the relief being sought.
 - The building is already non-conforming in footprint so they have to go this route for a special exception, and for the use as a rental apartment.

Motion:

- Motion to support request for special exceptions being sought.
 - Passed unanimously.

2. 1207 H Street NE; Square 1004, Lot 342; (BZA 20943A): Submitted by WCP 1207 H Street, LLC, to extend for an additional two years, Board of Zoning Adjustment Order Number 20943, raze an existing structure, and to construct a new, detached, six-story with below-grade parking and penthouse, 184- 210 dwelling unit, mixed-use building in the NMU-7B/H-A zone The relief requested is for a Time Extension.

Presentation: Lee Templin (with Goulston & Storrs, the land use counsel for the applicant)

- The approved project includes approximately 184-210 residential units (including IZ Plus units), ground-floor retail, and below-grade parking.
- ANC 6A unanimously supported the project in 2023 with a condition prohibiting amplified or loud roof-deck music after 11 PM, which was incorporated into the BZA order.
- The applicant has not yet secured financing due to adverse market conditions, including volatile interest rates and escalating construction costs, but remains committed to moving the project forward.
- A prior partnership with a top 10 national residential developer fell through during due diligence, partly because of environmental issues.
- The site was successfully accepted into the Voluntary Cleanup Action Program (VCAP) late last year to address those issues, and negotiations with new investors are ongoing.
- The BZA will consider the extension request at its October 22 public meeting.

Discussion:

- Dave Wethington: Asked for clarification on the environmental issue and VCAP process.
 - Confirmed that remediation responsibility lies with the current owner and is being implemented through VCAP.
- Scott Kilbourn: Asked whether the environmental issue is ground contamination and if remediation is underway about any schedule for completion of remediation and potential interim uses for the site. Noted a recent police incident in the parking lot and suggested efforts to limit unwanted activity during the waiting period.
 - They received VCAP approval in late 2024 so the remediation is likely going on, but would need to confirm, and the details of the contamination were not given.
 - No known interim uses are anticipated.



Committee Reports

Economic Development and Zoning Committee



- Ayisha Lockett: Asked whether the two-year extension is tied to construction start or financing; asked if remediation must be completed before permitting can occur.
 - It extends the order's validity until October 3, 2027 to allow time for a building permit filing.
 - Remediation is likely part of VCAP approval but will confirm.
- Dave Wethington: Asked whether the site includes both the parking lot and the AutoZone building (it does). Noted that the AutoZone building may be temporarily used by a community organization for meetings and will confirm.

Motion:

- Motion to support the extension for the additional two years.
 - Passed unanimously
 - Chair Wethington emphasized ANC 6A's continued support for the project and encouraged the applicant to proceed with development as soon as possible to help revitalize H Street post-pandemic.
3. **1332 Corbin Place NE; Square 1031, Lot 170; (BZA 21386): Submitted by AMW Associates, LLC, to construct a third story and a three-story with basement rear addition, to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone. The relief requested is for a Special Exception.**
- Case has been pushed to October 15, 2025 meeting because applicant was not in attendance to present.
4. **307 15th Street NE; Square 4564, Lot 21; (BZA 21366): Submitted by Jonathon Haigh Thornton to construct a two-story with basement rear addition, and a garage with second story accessory dwelling unit, to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone. The relief requested is for a Special Exception.**

Presentation: Joseph Boyette (Architect, Old City Design Studio)

- Renovation and two-story plus basement addition to an existing 1913 home.
- Construction of a new garage with a one-bedroom accessory apartment above.
- Requesting zoning relief for (1) addition extending more than 10 feet beyond neighboring rear wall and (2) lot occupancy up to 69.8%.
- Emphasized design sensitivity, historic detailing, and contextual massing.
- Explained lot occupancy breakdown and unique conditions causing higher calculated percentage (front porch counts toward lot occupancy, deck counts due to height).
- Highlighted that no shadows will fall on ANC6A properties.
- Personal goals from Jonathon Haigh Thornton (owner and applicant):
 - Longtime ANC 6 resident; starting residential remodeling business.
 - This project serves as a "statement piece" to demonstrate quality craftsmanship.
 - Intends to sell the property after completion.
 - Obtained several letters of support from neighbors.

Discussion:

- Dave Wethington: Asked for confirmation on property ownership and clarified ANC6A's role given the location of this property.
 - Jonathan Haigh Thornton is the current owner of the property.
- Scott Kilbourn: Asked for clarification on the site plan showing the new footprint relative to the existing, the lot coverage of the accessory dwelling unit, and the overall lot occupancy relative to matter of right allowances.
 - The addition fills in space behind existing structure but does not widen house footprint.



Committee Reports

Economic Development and Zoning Committee



- Garage/ADU covers approximately 31% of lot; when combined with main house and porch, total reaches 69.8%.
- The request is just under 10% above matter-of-right and consistent with other alley properties with garages/ADUs.
- Becca Buthe: Asked for clarity on lot occupancy and the porch and deck inclusion.
 - Front porch because it has a roof, rear deck because it is >5'6" ft above grade (the basement qualifies as a story given the grade level).

Motion:

- Motion to support request for special exceptions being sought.
 - Passed unanimously.

The meeting was adjourned at 8:15 pm.

Next scheduled EDZ meeting is October 15, 2025.



New Business



Suggested Motion: ANC 6A send a letter to the DC Council, Director Brian Hanlon DOB, and Director Sara Benjamin Bardin (BZA) with copies sent to Utku Aslanturk, CEO of Dila Developments, Attorney General Brian Schwalb and ANC 6C regarding real estate developments by Dila Developments (ANC 6A at 1000-1014 H Street NE and ANC 6C at 901 3rd Street NE) and to request that ANC 6C consider sending a similar letter to the cited parties. (Shapiro)

Suggested Motion: Renewal of a class C tavern license for Paste & Rind, LLC dba Paste & Rind, 904 H Street NE (ABRA-122723) (Velasquez)

Suggested Motion: Renewal of a class C tavern license with sidewalk cafe endorsement for Hoost, LLC dba Nomad Hookah Bar, 1200 H Street NE (ABRA-087558) (Velasquez)

Suggested Motion: Renewal of a class C tavern license with summer garden endorsement for Queen Vic, LLC dba The Queen Vic, 1206 H Street NE (ABRA-083930) (Velasquez)

Suggested Motion: ANC6A protest the medical cannabis license for Proper Exotic at 313 8th Street NE (ABRA-128697), unless a settlement agreement is reached and that the Chair, Vice Chair, ABC Chair and Commissioner Kolb represent ANC 6A in negotiations. (Velasquez)

Suggested Motion: ANC 6A send a letter in support of after-hours permit for Goding Elementary School - 920 F Street NE, Washington DC 20002 for work on Sundays and holidays. The letter is to be sent to Andrew Walker at DCPS with copies to John Burst at SWS, Alan Karnofsky at DGS and Nicole Rogers at DOB. (Shapiro)



New Business



October XX, 2025

Honorable Members of the Council of the District of Columbia
Director Brian Hanlon, Department of Buildings
Director Sara Benjamin Bardin, Bureau of Zoning Authority

Dear Councilmembers and Directors:

At a regularly scheduled and properly noticed meeting⁵ on October 9, 2025 Advisory Neighborhood Commission 6A voted X-X-X (with 4 Commissioners required for a quorum) to send this letter setting forth our concerns about vacant property on the north side of the 1000 block of H Street NE (1000-1014 H Street NE) and about a new development in our community proposed by the same property owner.

We are delighted by the prospect for new housing to be developed at the World Vision building at 901 3rd Street NE. However, we are deeply concerned that the plan is being put forward by Dila Development. Dila owns 1000-1014 H Street NE, which has been vacant, periodically vandalized, and graffitied for several years since the business tenants' leases were terminated.

Dila has come to the ANC6A multiple times, over the last few years, with two different plans for building on the 1000 block, each time requesting that the ANC approve exceptions to BZA or affordable housing requirements. As recently as Spring 2025, Dila assured ANC6A that a development plan would move forward if we approved certain plan adjustments. Then, Dila abruptly withdrew these plans, indicating that they did not have funding for development. Now, however, they seem ready and able to develop 901 3rd Street NE..

We frankly find it disturbing that the same developer who is responsible for the continued blighting of almost an entire block of H Street, creating a substantial negative externality for the H Street business and arts district and nearby residences, would be rewarded with approvals to develop presumably market rate condominiums at 901 3rd Street NE.

We believe that our neighborhood and DC deserve better.

Please feel free to contact me at 6A05@ANC.DC.GOV or Commissioner Roberta Shapiro at ANC03@ANC.DC>GOV.

Sincerely,

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

⁵ 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



cc: CEO Utku Aslanturk, Dila Development
Attorney General Brian Schwalb
Advisory Neighborhood Commission 6C





New Business



**ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
9/12/2025**

Notice is hereby given that:

License Number: ABRA-122723

License Class/Type: C Tavern

Applicant: Paste & Rind, LLC

Trade Name: Paste & Rind Cheese Co.

SMD: 6A02

Has applied for the renewal of an alcoholic beverage license at the premises:

904 H STREET NE, WASHINGTON, DC 20002

**PETITIONS/LETTERS OF OPPOSITION OR SUPPORT MUST BE FILED ON
OR BEFORE:**

10/27/2025

A HEARING WILL BE HELD ON:

11/17/2025

AT 10:00 a.m., 2000 14th STREET, NW, 4th FLOOR, WASHINGTON, DC 20009

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	11 am -10 pm	11 am - 10 pm	-
Monday:	3 pm - 12 am	3 pm - 12 am	-
Tuesday:	3 pm - 1 am	3 pm - 1 am	-
Wednesday:	3 pm - 1 am	3 pm - 1 am	-
Thursday:	3 pm - 1 am	3 pm - 1 am	-
Friday:	3 pm - 2 am	3 pm - 2 am	-
Saturday:	11 am - 2 am	11 am - 2 am	-

FOR FURTHER INFORMATION CALL: (202) 442-4423



New Business



**ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
9/19/2025**

Notice is hereby given that:

License Number: ABRA-087558

License Class/Type: C Tavern

Applicant: Hoost, LLC

Trade Name: Nomad Hookah Bar

SMD: 6A01

Has applied for the renewal of an alcoholic beverage license at the premises:

1200 H STREET NE, WASHINGTON, DC 20002

**PETITIONS/LETTERS OF OPPOSITION OR SUPPORT MUST BE FILED ON
OR BEFORE:**

11/3/2025

A HEARING WILL BE HELD ON:

11/24/2025

AT 10:00 a.m., Suite 4200-B, 899 North Capitol Street N.E., Washington, DC, 20002

ENDORSEMENT(S): Sidewalk Cafe

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	11 am - 2 am	11 am - 2 am	-
Monday:	11 am - 2 am	11 am - 2 am	-
Tuesday:	11 am - 2 am	11 am - 2 am	-
Wednesday:	11 am - 2 am	11 am - 2 am	-
Thursday:	11 am - 2 am	11 am - 2 am	-
Friday:	11 am - 3 am	11 am - 3 am	-
Saturday:	11 am - 3 am	11 am - 3 am	-

	Hours Of Sidewalk Cafe Operation	Hours Of Sales Sidewalk Cafe
Sunday:	11 am - 11 pm	11 am - 11 pm
Monday:	11 am - 11 pm	11 am - 11 pm
Tuesday:	11 am - 11 pm	11 am - 11 pm
Wednesday:	11 am - 11 pm	11 am - 11 pm
Thursday:	11 am - 11 pm	11 am - 11 pm
Friday:	11 am - 2 am	11 am - 2 am
Saturday:	11 am - 2 am	11 am - 2 am

FOR FURTHER INFORMATION CALL: (202) 442-4423



New Business



ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION ON 9/26/2025

Notice is hereby given that:

License Number: ABRA-083930

License Class/Type: C Tavern

Applicant: Queen Vic, LLC

Trade Name: The Queen Vic

SMD: 6A01

Has applied for the renewal of an alcoholic beverage license at the premises:

1206 H STREET NE, WASHINGTON, DC 20002

PETITIONS/LETTERS OF OPPOSITION OR SUPPORT MUST BE FILED ON
OR BEFORE:

11/10/2025

A HEARING WILL BE HELD ON:

12/1/2025

AT 10:00 a.m., Suite 4200 - B, 899 North Capitol Street, N.E., Washington, DC 20002

ENDORSEMENT(S): Summer Garden

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	8 am - 5 am	8 am - 2 am	-
Monday:	8 am - 5 am	8 am - 2 am	-
Tuesday:	8 am - 5 am	8 am - 2 am	-
Wednesday:	8 am - 5 am	8 am - 2 am	-
Thursday:	8 am - 5 am	8 am - 2 am	-
Friday:	8 am - 5 am	8 am - 3 am	-
Saturday:	8 am - 5 am	8 am - 3 am	-

	Hours of Summer Garden Operation	Hours of Sales Summer Garden
Sunday:	10 am - 3 am	10 am - 2 am
Monday:	10 am - 3 am	10 am - 2 am
Tuesday:	10 am - 3 am	10 am - 2 am
Wednesday:	10 am - 3 am	10 am - 2 am
Thursday:	10 am - 3 am	10 am - 2 am
Friday:	10 am - 4 am	10 am - 3 am
Saturday:	10 am - 4 am	10 am - 3 am

FOR FURTHER INFORMATION CALL: (202) 442-4423



ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING

****READVERTISEMENT**

Placard Posting Date: June 20, 2025
Protest Petition Deadline: August 4, 2025
Roll Call Hearing Date: August 25, 2025
Protest Hearing Date: October 8, 2025

License No.: ABRA-128697
Licensee: Proper Exotic, LLC
Trade Name: Proper Exotic
Registration/License Type: Medical Cannabis Retailer
Address: 313 8th Street N.E.
Contact: Musa Alnajah; 240-639-6396; properexotic@gmail.com

WARD 6

ANC 6A

SMD 6A07

Notice is given that the above-named medical cannabis retailer applicant has requested a new license to be located at **313 8th 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 August 25, 2025, at 10 a.m., Suite 4200-A, 899 North Capitol Street N.E., Washington, DC, 20002.** The **Protest Hearing date** is scheduled for **October 8, 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 at **313 8th Street N.E.** The proposed facility with approximately 715 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 9 am – 8 pm

HOURS OF RETAILER SALES OPEN TO THE PUBLIC

Sunday – Saturday 9 am – 8 pm

HOURS OF DELIVERY FOR RETAILER

Sunday – Saturday 9 am – 8 pm



New Business



October XX, 2025

Andrew Walker
Small Capital Projects
District of Columbia Public Schools
1200 First Street, NE
Washington, DC 20002

Re: Support for after-hours permit for School Within School at Goding for work on Sundays and holidays.

Dear Mr. Walker:

At a regularly scheduled and properly noticed meeting⁶ on October 9, 2025 Advisory Neighborhood Commission 6A voted X-X-X (with 4 Commissioners required for a quorum) to express our support for the above referenced permit requests.

We understand that contractors currently are working to complete water remediation issues and reinstall the F Street playground at School Within School@Goding located at 920 F Street NE, Washington, DC 20002. To stay on track and meet the November deadline, the contracting company Chiaramonte Construction Company, District of Columbia Public Schools and the Department of General Services have requested an after-hours permit to allow construction to occur on the Sundays requested if needed – 10/12, 10/19, 10/26, 11/9, 11/16 and on two Federal holidays 10/13 and 11/11 within the hours of 7:00 am and 7:00 pm.

You have assured us that the contractors do not anticipate any additional disruptions to parking, pedestrian access, or traffic from what is required per the non-after-hours permit.

In addition, you have indicated that the contractors, DCPS and DGS will provide a phone number for a contact who will be on site during each Sunday of the after-hours/holiday construction and who can be reached in the case of noise or disruption complaints.

We believe that the work being done at Goding will be a valuable improvement for the community. Under the conditions mentioned above, we have no objection to the request and want to express our support for the issuance of the permit.

Please feel free to contact me at 6A05@ANC.DC.GOV or Commissioner Roberta Shapiro at ANC03@ANC.DC>GOV.

Sincerely,

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

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.



New Business



cc: John Burst, School Within School@Goding
Alan Karnofsky, Department of General Services
Nicole Rogers, Department of Buildings