



# District of Columbia Government Advisory Neighborhood Commission 6A Agenda for December 8, 2022



Second (2<sup>nd</sup>) Thursdays at 7:00 pm

Virtual Meeting via Zoom

For those attending via Zoom: use this link: <https://us06web.zoom.us/j/84928436893>

Call-in Number: +1 301 715 8592

Webinar ID (access code): 849 2843 6893

One tap mobile: +13017158592,,84928436893#

Public Meeting - All Are Welcome to Attend

7:00 pm Call to order

7:01 pm Adoption of Agenda and Approval of Minutes

7:02 pm Consent Agenda

pg. 23

## Community Outreach (COC)

**Recommendation:** ANC 6A honor Ednajane "EJ" Truax with the ANC 6A Good Neighbor Award at the December 2022 ANC 6A meeting.

## Alcohol Beverage Licensing (ABL)

**Recommendation:** ANC 6A recognize a change in the membership of the ABL Committee, reflecting the departures from the Committee of Ian Stanford (as of 11/1/2022) and Mona Hatoum (as of 12/1/2022), and the upcoming departure of Mike Velazquez (as of 1/1/2023), resulting in an ABL Committee membership consisting of incumbent members Erin Sullivan, Kara Hughley, Joe Krisch, and Mike Velasquez as of 12/1/2022, and Sullivan, Hughley, and Krisch as of 1/1/2023.

**Recommendation:** ANC 6A write a letter of support in favor of Daruwalla, LLC t/a Daru at 1451 Maryland Avenue NE (ABRA-113870) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A take no action with regard to the application of Bespoke 1337, LLC t/a Hill Prince at 1337 H Street NE (ABRA-104782) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A take no action with regard to the application of Hoost, LLC t/a Nomad Hookah Bar at 1200 H Street NE (ABRA-087558) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A take no action with regard to the application of The McKenzie Group, LLC t/a Ocean Lounge at 1220 H Street NE (ABRA-114106) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A take no action with regard to the application of The Pug, LLC t/a The Pug/Toki Underground at 1234 H Street NE (ABRA-073166) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A take no action with regard to the application of Another Round LLC t/a The Haymaker Bar at 1015 H Street NE (ABRA-084689) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A write a letter of support in favor of The New Elroy Bar, LLC t/a The Elroy at 1423 H Street NE (ABRA-112289) for renewal of its Class C Tavern License.



## District of Columbia Government Advisory Neighborhood Commission 6A Agenda for December 8, 2022



**Recommendation:** ANC 6A oppose the license renewal application of On the Rocks, LLC t/a On the Rocks at 1242 H Street NE (ABRA-106695) unless a settlement agreement is entered into prior to the protest date.

**Recommendation:** ANC 6A write a letter of support in favor of Bronze DC, LLC t/a Bronze DC at 1245 H Street NE (ABRA-121843) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A oppose the application of Fernando Postigo t/a Sol Mexican Grill at 1251 H Street NE (ABRA-092192) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A oppose the application by RMC Group Lounge, LLC t/a Cru Lounge at 1360 H Street NE (ABRA-122943) for a Class C Restaurant License unless a settlement agreement is entered into prior to the protest date, and further that the Chair of the ABL Committee and the Chairs of the ANC represent the ANC in this matter. Further, that if a settlement agreement is entered into prior to the protest date, ANC 6A write a letter of support in favor of the applicant's request for a stipulated license.

**Recommendation:** ANC 6A oppose the application by Noble Convenience, LLC t/a Noble Convenience and Tobacco at 1305 H Street NE (ABRA-122919) for a Class A Liquor Store License unless a settlement agreement is entered into prior to the protest date, and further that the Chair of the ABL Committee and Commissioner Dooling and the Chairs of the ANC represent the ANC in this matter.

### Transportation and Public Space (TPS)

**Recommendation:** ANC 6A send a letter to DDOT opposing Chick-Fil-A's application for a taller fence because the DC code does not allow fences greater than the current 42 inches in public space, and exceptions are only for high-security sites such as embassies.

**Recommendation:** ANC 6A send a letter to DDOT requesting that ANCs receive 30 days' notice to review public space applications because ANCs meet only once a month.

**Recommendation:** ANC 6A send a letter to DDOT recommending the installation of an all-way stop at the intersection of 16th and East Capitol Streets NE and SE, and in that letter it should state that safety reasons necessitating the action are to mitigate crashes, and improve pedestrian, bicycle and student safety in the immediate area.

**Recommendation:** ANC 6A send a letter to DDOT requesting traffic calming or speed lights for the 300 to 700 blocks of 19th Street NE, and in making that recommendation we would also reference various open TSIs for that stretch.

**Recommendation:** ANC 6A send a letter to DDOT recommending the creation of a reasonably-sized loading zone on a portion of the 1500 block of East Capitol Street NE (north side), recommend loading zone restrictions apply 7:00 AM to 7:00 PM, Monday through Saturday, and allow the prevailing residential parking permit (RPP) designation with exceptions at all other times, recommend the ANC include in its letter a recommendation to install Zone 6 RPP signs with a 2-hour exception for any remaining curbside parking that is presently ambiguously signed and that is not used for a loading zone.



# District of Columbia Government Advisory Neighborhood Commission 6A Agenda for December 8, 2022



## Economic Development and Zoning (EDZ)

**Recommendation:** ANC 6A send a letter of support to BZA for the request for special exception zoning relief pursuant to Subtitle C § 305 and Subtitle X § 901.2 from the subdivision requirements of Subtitle C § 302.1, special exception zoning relief pursuant to Subtitle E § 205.5, Subtitle E § 5201, and Subtitle X § 901.2 from the rear addition requirements of Subtitle E § 205.4, area variance zoning relief pursuant to Subtitle X § 1002 from the building height requirements of Subtitle E § 303.1, area variance zoning relief pursuant to Subtitle X § 1002 from the front setback requirements of Subtitle E § 305.1, area variance zoning relief pursuant to Subtitle X § 1002 from the rear yard requirements of Subtitle E § 306.1, and use variance zoning relief pursuant to Subtitle X § 1002 from the matter-of-right uses of Subtitle U § 301 to construct two new, semi-detached, four-story, 4-unit, apartment houses at 1717 E Street NE (BZA #20821) in the RF-1 zone with the caveat that the owner make best efforts to get a letter of support from the neighbor at 1709 E Street NE. *BZA Case scheduled for 12/14/2022.*

7:15 pm	<b>Officer Reports</b> 1. Accept Treasurer's Report	<b>pg. 44</b>
7:20 pm	<b>Standing Committee Reports:</b> <b>Community Outreach (COC)</b> 1. Accept November 2022 committee report. 2. COC will not meet in December 2022. 3. Next meeting - 7:00 pm, January 23, 2023 (4 <sup>th</sup> Monday)	<b>pg. 45</b>
7:25 pm	<b>Alcohol Beverage Licensing (ABL)</b> 1. Accept November 2022 committee report. 2. Next meeting - 7:00 pm, December 27, 2022 (4 <sup>th</sup> Tuesday)	<b>pg. 47</b>
7:30 pm	<b>Transportation and Public Space (TPS)</b> 1. Accept November 2022 committee report. 2. Next meeting - 7:00 pm, December 19, 2022 (3 <sup>rd</sup> Monday)	<b>pg. 54</b>
7:35 pm	<b>Economic Development and Zoning (EDZ)</b> 1. Accept November 2022 committee report. 2. <b>Recommendation:</b> ANC 6A send a letter of support to BZA for the request for special exception zoning relief pursuant to Subtitle U § 203.1, Subtitle U § 320.1, and Subtitle X § 901.2 from the matter-of-right uses of Subtitle U § 301 to permit a youth residential care facility for up to 15 persons in an existing, three-story, detached building at 1022 Maryland Avenue NE (BZA #20554) in the RF-1 zone. <i>BZA Case scheduled for 12/14/2022.</i> 3. Next meeting - 7:00 pm, December 21, 2022 (3 <sup>rd</sup> Wednesday)	<b>pg. 59</b>
7:45 pm	<b>New Business</b>	<b>pg. 00</b>
7:50 pm	<b>Single Member District reports (1 minute each)</b>	



**District of Columbia Government  
Advisory Neighborhood Commission 6A  
Agenda for December 8, 2022**



8:00 pm      **Community Comments (2 minutes each)**

8:15 pm      **Adjourn**



## Advisory Neighborhood Commission 6A Meeting Minutes of November 10, 2022



### Advisory Neighborhood Commission (ANC) 6A Minutes

Virtual Meeting via Zoom  
November 10, 2022

**Present:** Commissioners Amber Gove (Chair), Keya Chatterjee, Robb Dooling, Brian Alcorn, Sondra Phillips-Gilbert, Mike Soderman, and Phil Toomajian were present. Commissioner Laura Gentile was absent.

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

Commissioner Amber Gove called the meeting to order and noted the presence of a quorum. The minutes for the ANC October 2022 meeting were accepted. Commissioner Robb Dooling moved and Commissioner Keya Chatterjee seconded the motion that ANC 6A amend the agenda with a New Business item related to a fence around Chick-Fil-A, noting that late additions to the agenda are not the norm, but are necessary in this case due to DDOT's lack of notice on this issue. The motion passed 7-0.

The agenda as amended for the November 2022 meeting was accepted by unanimous consent, and the outgoing Commissioners introduced and warmly welcomed incoming, newly elected Commissioners.

#### **Community Presentations:**

##### **Capitol Hill Village - Mary Bloodworth, Director of Operations**

Ms. Bloodworth from Capitol Hill Village presented on Capitol Hill Village, noting that it is a nonprofit organization that helps seniors stay in their homes safely and happily for as long as they desire, which they accomplish through a volunteer model. Capitol Hill Village covers all of Capitol Hill and are happy to accept any kind of volunteering, including gardening, snow removal, changing lightbulbs, etc. and offer several social events throughout the year that are open to the general public. This is their 15<sup>th</sup> year and they are the second oldest village in the country with about 400 members throughout Capitol Hill. Ms. Bloodworth reminded residents that it is leaf raking season and encourages everyone to keep sidewalks clear and assist their neighbors in doing so as well. For more information, community members can call (202) 543-1778 or visit [www.capitolhillvillage.org](http://www.capitolhillvillage.org).

##### **Rosedale Recreation Center - Henry Moton, Recreation Manager, Department of Parks and Recreation**

Mr. Henry Moton, the site manager of Rosedale Recreation Center, reported that the Rec Center offers several children's activities and is currently transitioning into winter ones, including basketball, pickleball, cheerleading, and dance. There are also mentorship programs: Young Ladies on the Rise and Young Men, Future Leaders. The opening hours have been updated to: Monday - Friday, 12:00 pm - 8:00 pm with the fitness room, still free to use for DC residents, open 12:00 pm - 7:30 pm, and Saturday 9:00 pm - 1:00 pm. Mr. Moton is not sure what the timeline is for the pool renovation, but there are funds allocated for repair in 2023.



## Advisory Neighborhood Commission 6A Meeting Minutes of November 10, 2022



### Consent Agenda

The following items were adopted by unanimous consent:

#### Alcohol Beverage Licensing (ABL)

- ANC 6A write a letter of support in favor of Biergarten Haus, Inc. t/a Biergarten Haus at 1355 H Street NE (ABRA-083695) for renewal of its Class C Tavern License.
- ANC 6A write a letter of support in favor of DC Culinary Academy, LLC t/a Brine at 1357-1359 H Street NE (ABRA-110889) for renewal of its Class C Tavern License.
- ANC 6A write a letter of support in favor of Rosato, LLC t/a Sospeso at 1344 H Street NE (ABRA-100766) for renewal of its Class C Tavern License.
- ANC 6A write a letter of support in favor of Par Bar, LLC t/a H Street Country Club at 1335 H Street NE (ABRA-076649) for renewal of its Class C Tavern License.
- ANC 6A write a letter of support in favor of Dangerously Delicious DC LLC t/a Pie Shop at 1339 H Street NE (ABRA-087422) for renewal of its Class C Tavern License.
- ANC 6A oppose the license renewal application of Lattice Partners
- LLC t/a Copycat Co. at 1110 H Street NE (ABRA-096474) unless a new settlement agreement is entered into prior to the protest date, and further that the Chairs of the ABL Committee, as well as Committee member Velasquez, and the Chairs of the ANC represent the ANC in this matter.
- ANC 6A write a letter of support in favor of Langston Bar & Grille, LLC t/a Langston Bar & Grille at 1831 Benning Road NE (ABRA-076260) for renewal of its Class C Tavern License.

#### Economic Development and Zoning (EDZ)

- ANC 6A send a letter of support to BZA for a plan to construct a rear three-story addition; add a partial third floor on the existing house, and renovate the existing house for a home at 223 8th Street NE (HPA22-329) in the Capitol Hill Historic District.
- ANC 6A send a letter of support to the DC council for the Green New Deal for Housing Act Green New Deal for Housing Act (B24-0802) with recommended changes to the Act.

#### Officer Reports:

1. The November 2022 Treasurer's report by Commissioner Brian Alcorn reviewed the three expenditures accrued in October: \$765.89 for September webmaster services, \$250 for notetaking, \$58.29 for Zoom Pro/Webinar (Checks #2039-2041, respectively). The ANC had \$4,832 in uncashed checks (Checks #2026, #2027, #2035, #2036, #2037) and \$6,241 in cashed checks. The opening uncommitted funds available were \$40,418.81. After disbursements totaling \$1,074.18 and cashed checks, the closing available checking balance is \$34,512.06. The savings account opened at \$100.05, gained no interest, and closed at \$100.05. Petty cash remained at \$25. The Treasurer's report was approved by unanimous consent.
2. ANC 6A received notice of its fiscal year 2023 allotment, which will be \$19,605.26. During the October 2022 ANC 6A meeting the Commission voted to adopt a budget of \$22,988.70 reflecting Commission priorities and savings from previous years' disbursements.

#### Standing Committee Reports:

##### Community Outreach





## Advisory Neighborhood Commission 6A Meeting Minutes of November 10, 2022



4. The October 2022 committee report was accepted by unanimous consent.
5. Next meeting - 7:00 pm, November 28, 2022 (4<sup>th</sup> Monday)

### Alcohol Beverage Licensing

1. The October 2022 committee report was accepted by unanimous consent.
2. The Committee recommended that ANC 6A write a letter of support in favor of Capitol Square Bar and Grill LLC t/a DC Capitol Square Bar & Grill at 1500 East Capitol Street NE (ABRA- 118000) for renewal of its Class C Restaurant License. Commissioner Alcorn proposed a friendly amendment and Commissioner Mike Soderman seconded the motion that ANC 6A take no action on the Class C ABL renewal for Capitol Square Bar & Grill. This allows time for community members to register their concerns with ABRA. The motion as amended to take no action passed 7-0.
3. Next meeting - 7:00 pm, November 22, 2022 (4<sup>th</sup> Tuesday)

### Transportation and Public Space

1. The October 2022 committee report was accepted by unanimous consent.
2. Next meeting - 7:00 pm, November 21, 2022 (3<sup>rd</sup> Monday)

### Economic Development and Zoning

1. The October 2022 committee report was accepted by unanimous consent.
2. The Committee recommended and Commissioner Soderman seconded the motion that ANC 6A send a letter of support to the city with recommendations to assist the tenants at the Havana Building at 1219 K Street NE. The LLC that owns the building has filed for bankruptcy and trash and electrical services are no longer operating, resulting in a month's worth of trash and rodents behind the building and DCHA moving residents out of the building. The LLC is claiming that there were no health or safety concerns at this location. Commissioner Chatterjee moved and Commissioner Dooling seconded the motion that ANC 6A amend the motion to include sending letters to bankruptcy court, the Mayor's office, and the bank, giving perspective on this LLC to each and asking for a trustee or nonprofit to take over management of this building. The motion passed as amended 6-0-1. Commissioner Phil Toomajian abstained.
3. Commissioner Dooling moved and Commissioner Chatterjee seconded that motion that ANC 6A provide EDZ with a mandate to further investigate ANC 6A support to sponsor a text amendment for zoning districts NC-9, NC-10, NC-11, NC-12, NC-13, NC-14, NC-15, NC-16 and NC-17 to actively encourage use for the arts. The motion passed 7-0.
4. Next meeting - 7:00 pm, November 16, 2022 (3<sup>rd</sup> Wednesday)

### Commission Business

#### New Business:

Commissioner Alcorn moved and Commissioner Soderman seconded the motion that ANC 6A send a letter to Councilmembers Vincent Gray and Robert White, Department of General Services (DGS) Director Keith Anderson and DCPC Chancellor Lewis Ferabee to request urgent support for repairs and improvements to Eastern High School Athletic Facilities. The safety and functionality of certain athletic facilities at Eastern High School are in need of repair or replacement. The synthetic turf football field, for example, is 12 years old and in need of a full replacement, and



## Advisory Neighborhood Commission 6A Meeting Minutes of November 10, 2022



the football scoreboards and PA systems do not work properly. The location of the school's dumpsters is also a concern. The motion passed 7-0.

Commissioner Dooling moved and Commissioner Chatterjee seconded the motion that ANC 6A approve the appointment of Ayisha Lockett as members of the Economic Development and Zoning Committee. The motion passed 7-0.

Commissioner Dooling moved and Commissioner Chatterjee seconded the motion that ANC 6A send a letter to DDOT to ask for a deadline extension of Chick Fil A's (1401 Maryland Avenue NE) application for the replacement of their fence so the TPS and full ANC may review the application. The motion passed 7-0.

### Single Member District reports

Commissioner Alcorn (6A08) reported that the C Street project is continuing to progress and heard a recent update that the completion date is projected to be in January. There is a water leak on the 1600 block of North Carolina Avenue NE impacting the bike lanes there and Commissioner Gove has flagged it with DC Water and the project team. The Commissioner thanks residents for voting in the recent election and is looking forward to representing the newly formed ANC 7D08 in the new year.

Commissioner Phillips-Gilbert (6A07) was reached out to by Chair Mendelson regarding the renaming of the alley and complete construction for affordable housing. The Commissioner met with the developer of 1770 E Street who was doing outreach with the community and explaining the project.

Commissioner Dooling (6A06) reported an armed carjacking on the 1300 block of D Street NE and reminds neighbors to be aware of their surroundings. The Commissioner expressed gratitude to Councilmember Allen for his work on the criminal code, which now has three different degrees of severity of carjackings. ANCs 6A, 6B, and 6C all voted to support an Open Streets Event on 8<sup>th</sup> Street SE, which will be a large event that he is looking forward to.

Commissioner Soderman (6A03) reported an uptick in violent crime and attacks and neighbors have reached out to MPD and Councilmember Allen requesting additional MPD cameras. The Commissioner encourages community members to take advantage of the camera rebate program, and if you do have cameras outside your property, make sure they are capturing not only front porch footage but also a portion of the street.

Commissioner Toomajian (6A02) is grateful to Jen DeMayo and Councilmember Allen for responding to a wet field issue at Sherwood Recreation Center. There is active construction on a long-time vacant property on 10<sup>th</sup> Street NE. ABL will be discussing Sol Mexican Grill in a coming meeting. The Commissioner is excited to be honoring another ANC 6A02 community member with the Good Neighbor award.

Commissioner Chatterjee (6A01) noted an uptick in crime and a carjacking on the 1300 block of I Street NE, and a lot of incidents with knives. The Commissioner sent a note to immediate





## Advisory Neighborhood Commission 6A Meeting Minutes of November 10, 2022



neighbors of a home that was the site of an attempted break-in and encourages residents to always lock their front doors. The Department of Public Works (DPW) is working on a new master map of all water, gas, and electrical lines and is spray painting their planning. This is a good opportunity to perhaps reduce the amount of flooding happening due to closed drains. Queen Vic on H Street NE will be screening and celebrating the World Cup matches.

Commissioner Gove (6A04) reminded the community that First District MPD hosts citizens advisory council meetings with the next one on December 6, 2022. MPD had a successful and heavily attended community engagement event recently with a movie screening in Lincoln Park, and there is another scheduled on November 25, 2022. The National Park Service and Friends of Lincoln Park will be clarifying how repairs can be conducted and intend to bring back the Bark Rangers program. The work of this Commission in supporting the Eliot-Hine Middle School community food bank has gone forward and they are again collecting contributions for Thanksgiving baskets.

### Community Comments

Ms. Jen DeMayo reported that the first in-person Brickies since 2019 will be hosted at the Hill Center On December 7, 2022 from 6:00-8:00 pm and community members can look out for announcements about award nominations. Anyone wanting to join the distribution list for Councilmember Allen's bi-weekly newsletter can email Ms. DeMayo at [jdemayo\[@\]dccouncil.gov](mailto:jdemayo[@]dccouncil.gov)

MOCRS Jasmine Coilton gave a few updates: the Department of Health will be hosting a multiagency community walk on December 16, 2022 to address rodent concerns on H Street and surrounding neighborhoods; DPW started its leaf collection season; She has been working with DGS on Eastern High School's renovation.

The meeting adjourned at 8:39 pm.



## Commission Correspondence of November 10, 2022 Meeting



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



November 21, 2022

Mr. Clifford Moy  
Secretary of the Board of Zoning Adjustment  
Board of Zoning Adjustment  
441 4th St. NW, Suite 210 Washington, DC 20001

Re: BZA Case No. 20827 (228 8th Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on November 10th, 2022, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to support the Request for Special Exception zoning relief Subtitle E § 205.5, Subtitle E § 5201, and Subtitle X § 901.2 from the rear addition requirements of Subtitle E § 205.4 to construct a rear two story with basement and third story addition, and convert to a principal dwelling unit, a two-story with basement flat in the RF-1 zone at 228 8th Street, N.E.

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 have been met through submission of architectural elevations and letters of support from neighbors. The ANC believes that this development will not substantially visually intrude upon the character, scale, and pattern of houses in the neighborhood.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) and Mr. Greenfield can be contacted at [brad.greenfield@gmail.com](mailto:brad.greenfield@gmail.com).

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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



## Commission Correspondence of November 10, 2022 Meeting



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



November 21, 2022

Phil Mendelson, DC Council Chair  
1350 Pennsylvania Ave NW  
Washington, DC 20004

Re: ANC 6A Support for the Green New Deal for Housing

Dear Chair Mendelson,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on November 10th, 2022, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to support the Green New Deal for Housing bill, currently before D.C. Council. The Green New Deal for Housing would prioritize currently owned D.C. properties to be used to provide affordable housing to D.C. residents. This bill would establish an agency that would be responsible for the development of affordable housing that is environmentally sustainable.

Our ANC enthusiastically supports the goals of this legislation and feels that it could improve the supply of affordable housing in D.C., and also encourage environmentally sustainable housing. This is a critical need, and this model provides an innovative, sustainable way to address the needs. ANC 6A fully supports the Green New Deal for Housing, but would recommend that the Council make the following changes or address these questions:

- Existing D.C. laws be modified to provide an exception for the new agency created by the Green New Deal for Housing to be able to purchase land without legislation being passed by the D.C. Council, with proper oversight.
- The city may look at the initial goals of the program, and whether it can immediately reach its goals for affordable housing, particularly if the agency is supposed to be self-sustaining.
- The bonds issued by the new agency should be backed by the full faith and credit of the District of Columbia.
- The agency is encouraged to look at the parking requirements for the buildings developed by the Green New Deal for Housing, particularly to encourage alternatives to private cars and parking, and using public transportation.

Many thanks for your attention to these matters.

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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## Commission Correspondence of November 10, 2022 Meeting



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



December 4, 2022

Mayor Muriel Bowser  
1350 Pennsylvania Ave NW  
Washington, DC 20004

Re: ANC 6A Request for Immediate Action Related to the Havana, 1219 K St NE

Dear Mayor Bowser,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on November 10th, 2022, our Commission voted 6-0-1 (with 5 Commissioners required for a quorum) to request that the city take action to address the situation at the building at 1219 K St NE (The Havana), and intervene with the federal bankruptcy court to become the trustee of this building, or work with the lender to identify another trustee such as Douglas Community Land Trust and identify a non-profit entity to manage the building.

The Havana has been a long-standing issue in the neighborhood, and the situation has become more intolerable. The Havana is a five-story, 50-unit structure, but the fifth floor is “vacant,” and has not been secured by the owner. That top floor has become the site of illegal and unsalutary activities, including drug use, vandalism, and open defecation. Additionally, the absentee landlord of the building has failed to secure trash collection, creating an extreme health emergency caused by the build-up of trash on the property. We thank the DC government for picking up the trash last week, but the situation will arise again until the management of the building is resolved. Since the current owner purchased the building, it has been cited for a number of housing code violations.

We request that either D.C. Council authorize the purchase of the Havana, or the D.C. government do so under existing law, or find and work with a non-profit partner who can purchase the building and provide services to the residents. All of the rents paid at the Havana are paid by the D.C. government, mostly through Rapid Rehousing vouchers. As such, it is imperative that D.C. make sure that a reputable and responsive partner takes over the building, or the city directly ensure the building is properly maintained and the residents receive the services they need. Until long-term ownership can be resolved, we ask that your administration undertake efforts to abate unsafe and unsanitary living conditions at the Havana, which we believe to contribute to incidents of crime and gun violence in the vicinity. The owner, K Street LLC, and

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## Commission Correspondence of November 10, 2022 Meeting



its sole director, Mr. Sequar, should be held accountable for the deplorable conditions at the building, even as he attempts bankruptcy protection. There are a number of laws and regulations that were regularly violated and multiple agencies are failing residents by allowing the deplorable conditions at the Havana to persist. The building residents have reported horrific living conditions since the spring of 2021, which have been reported to DC agencies. There is no question that the property is a public nuisance, and that the District should take immediate action to remediate the conditions for the safety of the residents and the surrounding community.

The housing provider is receiving 100% of his rents from DC and Federal voucher programs and continuously fails to maintain the building to ensure the residents' safety and dignity. These are substandard living conditions in a brand new building, and based on resident feedback, no one would pay their own money to live there. We support the City's efforts to house its vulnerable residents and welcome them in our neighborhood, but we urge your administration to examine the consequences of permitting a private housing provider to fill a 50-unit apartment complex exclusively with voucher holders without comprehensive supportive services to the residents and assistance to a building owner who is overwhelmed and not able or willing to maintain a safe environment. Just a few blocks from The Havana, we have a relatively well-maintained affordable housing building at The Baldwin at 1300 H St NE, developed by an experienced affordable housing developer and property manager, Dantes Partners/Faria Management. One model is working and the other is not.

Many thanks for your attention to these matters. We urge you to intervene with the federal bankruptcy court immediately. Should you have any questions please contact me at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) or Commissioner Chatterjee at [6A01@anc.dc.gov](mailto:6A01@anc.dc.gov).

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

Kevin Donahoe, City Administrator  
Ernest Chrappah, Director of DCRA  
Christine Davis, Interim Director of DPW  
Laura Zeilinger, DHS  
Robert Contee, Chief of MPD  
Charles Allen, Ward 6 Councilmember  
Elissa Silverman, At-Large Councilmember



## Commission Correspondence of November 10, 2022 Meeting



Robert White, At-Large Councilmember  
Brianne Nadeau, Ward 1 Councilmember  
Anita Bonds, At-Large Councilmember  
Phil Mendelson, DC Council Chair  
Karl Racine, DC Attorney General





## Commission Correspondence of November 10, 2022 Meeting



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



December 4, 2022

WesBanco Bank Inc.  
One Bank Plaza  
Wheeling, West Virginia 26003

Re: ANC 6A Request for Immediate Action Related to the Havana, 1219 K St NE

To whom it may concern,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on November 10th, 2022, on November 10th, 2022, our Commission voted 6-0-1 (with 5 Commissioners required for a quorum, and one abstention) to request that the DC take action to position itself as the trustee for the building at 1219 K St NE (The Havana), and identify a non-profit entity to manage the building.

To our knowledge, one hundred percent of the tenants of the Havana are District or federal voucher holders. Since the building opened, Mr. Sequar, K Street LLC's sole director, has grossly mismanaged the property and caused its tenants to live in deplorable conditions. This letter is intended to provide a brief summary of issues with the property, and to support the appointment of a case trustee in this matter.

In 2021, at least two shooting incidents that involved individuals associated with the Havana occurred and myriad other concerns were documented, which prompted our Advisory Neighborhood Commission 6A to write a letter to Mayor Bowser and other District officials seeking assistance with the building (Attachment A). In response to the ANC letter, then-Deputy Mayor for Public Safety and Justice, Chris Geldart, confirmed, that from January 1, 2021 to March 14, 2022 (Attachment B):

- 166 calls were placed to MPD related to the address
- MPD responded to 23 criminal events representing 35 criminal offenses
- MPD made 6 arrests, including one for possession of an unregistered firearm/ammunition

Our ANC letter documented the following concerns:

1. Lack of secure exterior doors and an insecure vacant floor:
  - a. The unoccupied 5th floor, which has been locked but which non-residents use all manner of tools to unlock and do whatever they will in, including urination, defecation, sex, and drugs;

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



## Commission Correspondence of November 10, 2022 Meeting



- b. Smells of urine and feces when heat is turned on (coming from the 5th floor) and lack of heating altogether in some units, with temporary space heaters provided;
  - c. Defecation in stairwells;
  - d. Unlocked front and back doors & general use of premises by non-residents, including high school-aged youth, for unlawful/unsanitary purposes;
2. Other health and safety issues:
- a. Gunfire inside the building and outside the building;
  - b. Missing persons tracked to the fifth floor of the building;
  - c. Individuals sleeping/passed out in hallways and common areas;
  - d. Drugs frequently left in common areas;
  - e. Broken/unusable elevator;
  - f. Overflowing trash and lack of adequate trash containers to service demand;
  - g. Illegal parking in the rear of the building, which is not managed and blocks entrances, trash removal, and adjacent property access.

Since the foreclosure order was entered against the property in September 2022, conditions have further deteriorated.

1. The two dumpsters that service the property have not been emptied in at least 4 weeks. The Department of Public Works has once removed overflowing bags, but heaps of waste continue to pile up, blocking access to the rear entrance of the building (photos included). The Department of Public Works issued an \$8,000 citation on October 6 to no effect.
2. Residents report a roach infestation;
3. Residents were left without power for a period of time on November 3, 2022;
4. City officials and neighbors completed a walk-through on October 25, 2022 and noted the following:
  - a. Nonworking elevator;
  - b. Dead rat rotting by the rear of the property;
  - c. Hallways have never been cleaned;



## Commission Correspondence of November 10, 2022 Meeting



- d. Water damage in common areas;
- e. Broken windows and evidence of water issues;
- f. Unsecured 5th floor;
- g. Over 30 shopping carts near parking garage entrance;
- h. At least 3 abandoned or stolen vehicles on the property.

The Havana's "owners" currently owe the District over \$50k in fines from housing code violations.

The property has repeatedly been fined for housing code violations. Following ANC 6A's letter to Mayor Bowser in January 2022, the District inspected the property in April and May and found multiple housing code violations. As of October 7, fines for those violations and a prior 2021 violation totaled nearly \$54,000.

Outstanding Fines for Housing Code Violations at 1219 K Street NE "Havana" as of 9/25/2022			
Notice of Infraction	Infraction Date	Amount w/ interest	Link to DOB payment portal
21ENF-HOUS-04968	5/22/2021	\$ 1,060.00	<a href="#">link</a>
22ENF-HOUS-03978	3/24/2022	\$ 2,216.00	<a href="#">link</a>
22ENF-HOUS-03980	3/24/2022	\$ 15,722.00	<a href="#">link</a>
22ENF-HOUS-03981	3/24/2022	\$ 1,108.00	<a href="#">link</a>
22ENF-HOUS-03983	3/24/2022	\$ 7,092.00	<a href="#">link</a>
22ENF-HOUS-03984	3/24/2022	\$ 2,216.00	<a href="#">link</a>
22ENF-HOUS-03985	3/24/2022	\$ 8,860.00	<a href="#">link</a>



## Commission Correspondence of November 10, 2022 Meeting



22ENF-HOUS-03987	3/24/2022	\$ 4,428.00	<a href="#">link</a>
22ENF-HOUS-03989	3/24/2022	\$ 2,216.00	<a href="#">link</a>
22ENF-HOUS-03990	3/24/2022	\$ 4,430.00	<a href="#">link</a>
22ENF-HOUS-03998	4/6/2022	\$ 2,216.00	<a href="#">link</a>
22ENF-HOUS-04002	4/6/2022	\$ 2,216.00	<a href="#">link</a>
Total:		\$ 53,780.00	

These fines are in addition to the \$50,000 in fines assessed against the Havana in 2021 and earlier in 2022. It is worth noting that these fines are assessed against Woodbranch Havana LLC. Woodbranch, as owner, has disclaimed liability for the violations because the debtor, and Mr. Sequar hold the long-term lease for the building.

The Havana presents an immediate health and safety risk to its residents and the community. Mr. Sequar has proven completely incapable of managing the property. We request that the bank support the appointment of a trustee as soon as possible to abate the existing health and safety issues and ensure that the property is properly managed for the duration of this case.

Should you have any questions please contact me at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) or Commissioner Chatterjee at [6A01@anc.dc.gov](mailto:6A01@anc.dc.gov).

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A



## Commission Correspondence of November 10, 2022 Meeting



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



December 4, 2022

The Honorable Elizabeth Gunn  
U.S. Bankruptcy Court for the District of Columbia  
333 Constitution Avenue N.W.  
Washington, DC 20001

Ms. Kristen Eustis  
Office of The United States Trustee  
1725 Duke Street, Suite 650  
Alexandria, VA 22314

Re: ANC 6A Request for Immediate Action Related to the Havana, 1219 K St NE  
(22-00198-ELG)

Dear Judge Gunn and Ms. Eustis:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on November 10, 2022, our Commission voted 6-0-1 (with 5 Commissioners required for a quorum) to request that the building at 1219 K St NE (The Havana) be placed with a trustee. Mr. Sequar, K Street LLC's sole director, has endangered his tenants and our community through his mismanagement, which has been documented in previous ANC letters.

Our understanding is that DCHA is in the process of rehousing residents and that DCHA and other DC and federal vouchers were previously paying more than \$700k per year to K Street LLC. We also understand that there are a number of outstanding fines levied by DC agencies including DCRA and DPW, which amount to tens of thousands of dollars. We question whether it is viable for K Street LLC to continue operations under these conditions. We also wish to convey the public health threat the residents and neighbors are facing from failure to pick up trash and failure to secure the building doors and the vacant fifth floor of the building.

The Havana presents an immediate health and safety risk to its residents and the community. Mr. Sequar has proven completely incapable of managing the property. We therefore ask that a case

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## Commission Correspondence of November 10, 2022 Meeting



trustee be appointed as soon as possible to abate the existing health and safety issues and ensure that the property is properly managed for the duration of this case. We hope that the DC Government can be engaged in this process and potentially named a trustee with the ability to appoint a non profit entity to manage the building. Another potential trustee would be the Douglas Community Land Trust, though we have not been directly in touch with them on this.

Please find attached our previous communications and the DC government response for context. Many thanks for your consideration of the ANC experiences and views on this matter. Should you have any questions please contact me at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) or Commissioner Chatterjee at [6A01@and.dc.gov](mailto:6A01@and.dc.gov).

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A





## Commission Correspondence of November 10, 2022 Meeting



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



November 20, 2022

Dr. Lewis D. Ferebee  
Chancellor, District of Columbia Public Schools  
1200 First Street, NE  
Washington, DC 20002

Mr. Keith Anderson  
Director, Department of General Services  
2000 14th Street NW, 8th Floor  
Washington, DC 20009

Re: ANC6A Support for Eastern HS Athletic Facilities Improvements

Dear Chancellor Ferebee and Director Anderson,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on November 10, 2022, our Commission voted 7-0-0 to request urgent support for repairs and improvements to the athletic facilities at Eastern Senior High School, located at 1700 East Capitol Street, NE.

Eastern Senior High School, “the Pride of Capitol Hill” and one of the oldest continually operating schools in the District, is celebrating its centennial anniversary having been established in its present location in 1923. The campus was fully renovated between 2009 and 2010 as part of a revitalization project to preserve the classical building while simultaneously providing a modern learning environment that could accommodate up to 1,100 students. The reconstructed Eastern re-opened /in 2011.<sup>2</sup> Eastern is an anchor and constituent institution of our community and this Commission and at its heart the receiving “feeder pattern” high school for many of our Capitol Hill DCPS rising middle schoolers. It has come to our attention through the advocacy of faculty, students, and staff and through the input of our community members that there is an immediate need for a number of athletic facility repairs or replacements to be carried out at Eastern. It is also our understanding some of these items are longstanding requests which, if carried out, could appreciably improve safety or provide a more complete educational experience for students.

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<sup>2</sup>[https://dgs.dc.gov/sites/default/files/dc/sites/dgs/page\\_content/attachments/July\\_2011\\_Monthly\\_Report.pdf](https://dgs.dc.gov/sites/default/files/dc/sites/dgs/page_content/attachments/July_2011_Monthly_Report.pdf)



## Commission Correspondence of November 10, 2022 Meeting



These items include:

- Reconstruction of the turf football field due to safety concerns as well as functional wear and age<sup>3</sup>;
- Repair of the malfunctioning football scoreboards (work order #710600);
- Repair of the malfunctioning football PA system (work order #723489)
- Re-setting of the crooked football goal posts;
- Replacement of a large number (~20) of burnt-out spotlights around the basketball and tennis courts;
- Repair and regrading to the baseball/softball field; and
- Replacement of deteriorating trash and recycling receptacles and dumpsters throughout the campus due to rodent and dumping issues. We recommend moving the dumpsters at 17th and A Streets NE inside the fence to reduce illegal dumping.

We are also including a copy of an October 17, 2022 letter from Ward 7 Councilmember Vincent Gray that details several other athletic- and building-related repairs that appear to be needed at Eastern, following a school visit with the Ward 7 State Board of Education Representative. We ask that you give the items on the Councilmember's expanded list similar priority consideration.

I can be contacted at 6A04@anc.dc.gov and Brian Alcorn, whose single-member district includes Eastern High School can be contacted at 6a08@anc.dc.gov should you have any questions.

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

Cc: The Honorable Robert C. White, Jr, At-Large Councilmember  
The Honorable Vincent C. Gray, Ward 7 Councilmember  
The Honorable Charles Allen, Ward 6 Councilmember  
Eboni-Rose Thompson, Ward 7 State Board of Education Representative  
Julia Irving, Director, Mayor's Office of Community Relations and Services (MOCRs)

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<sup>3</sup> We appreciate that DGS conducts and discloses the results of annual GMAX testing on fields it maintains to assess where maintenance may be required: <https://dgs.dc.gov/page/gmax-reports-2022>. Many sources point to a 10-12 year lifespan of a synthetic turf field. GMAX assessments conducted for Eastern High School show a field installation date of "unknown."



## Consent Agenda



### Community Outreach (COC)

**Recommendation:** ANC 6A honor Ednajane "EJ" Truax with the ANC 6A Good Neighbor Award at the December 2022 ANC 6A meeting.

### Alcohol Beverage Licensing (ABL)

**Recommendation:** ANC 6A recognize a change in the membership of the ABL Committee, reflecting the departures from the Committee of Ian Stanford (as of 11/1/2022) and Mona Hatoum (as of 12/1/2022), and the upcoming departure of Mike Velazquez (as of 1/1/2023), resulting in an ABL Committee membership consisting of incumbent members Erin Sullivan, Kara Hughley, Joe Krisch, and Mike Velasquez as of 12/1/2022, and Sullivan, Hughley, and Krisch as of 1/1/2023.

**Recommendation:** ANC 6A write a letter of support in favor of Daruwalla, LLC t/a Daru at 1451 Maryland Avenue NE (ABRA-113870) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A take no action with regard to the application of Bespoke 1337, LLC t/a Hill Prince at 1337 H Street NE (ABRA-104782) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A take no action with regard to the application of Hoost, LLC t/a Nomad Hookah Bar at 1200 H Street NE (ABRA-087558) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A take no action with regard to the application of The McKenzie Group, LLC t/a Ocean Lounge at 1220 H Street NE (ABRA-114106) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A take no action with regard to the application of The Pug, LLC t/a The Pug/Toki Underground at 1234 H Street NE (ABRA-073166) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A take no action with regard to the application of Another Round LLC t/a The Haymaker Bar at 1015 H Street NE (ABRA-084689) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A write a letter of support in favor of The New Elroy Bar, LLC t/a The Elroy at 1423 H Street NE (ABRA-112289) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A oppose the license renewal application of On the Rocks, LLC t/a On the Rocks at 1242 H Street NE (ABRA-106695) unless a settlement agreement is entered into prior to the protest date.

**Recommendation:** ANC 6A write a letter of support in favor of Bronze DC, LLC t/a Bronze DC at 1245 H Street NE (ABRA-121843) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A oppose the application of Fernando Postigo t/a Sol Mexican Grill at 1251 H Street NE (ABRA-092192) for renewal of its Class C Tavern License.

**Recommendation:** ANC 6A oppose the application by RMC Group Lounge, LLC t/a Cru Lounge at 1360 H Street NE (ABRA-122943) for a Class C Restaurant License unless a settlement agreement is entered into prior to the protest date, and further that the Chair of the ABL Committee and the Chairs of the ANC represent the ANC in this matter. Further, that if a settlement agreement is entered into prior to the protest date, ANC 6A write a letter of support in favor of the applicant's request for a stipulated license.

**Recommendation:** ANC 6A oppose the application by Noble Convenience, LLC t/a Noble Convenience and Tobacco at 1305 H Street NE (ABRA-122919) for a Class A Liquor Store License unless a settlement agreement is entered into prior to the protest date, and further that the Chair of the ABL Committee and Commissioner Dooling and the Chairs of the ANC represent the ANC in this matter.

### Transportation and Public Space (TPS)

**Recommendation:** ANC 6A send a letter to DDOT opposing Chick-Fil-A's application for a taller fence because the DC code does not allow fences greater than the current 42 inches in public space, and exceptions are only for high-security sites such as embassies.

**Recommendation:** ANC 6A send a letter to DDOT requesting that ANCs receive 30 days notice to review public space applications because ANCs meet only once a month.

**Recommendation:** ANC 6A send a letter to DDOT recommending the installation of an all-way stop at the intersection of 16th and East Capitol Streets NE and SE, and in that letter it should state that



## Consent Agenda



safety reasons necessitating the action are to mitigate crashes, and improve pedestrian, bicycle and student safety in the immediate area.

**Recommendation:** ANC 6A send a letter to DDOT requesting traffic calming or speed lights for the 300 to 700 blocks of 19th Street NE, and in making that recommendation we would also reference various open TSIs for that stretch.

**Recommendation:** ANC 6A send a letter to DDOT recommending the creation of a reasonably-sized loading zone on a portion of the 1500 block of East Capitol Street NE (north side), recommend loading zone restrictions apply 7:00 AM to 7:00 PM, Monday through Saturday, and allow the prevailing residential parking permit (RPP) designation with exceptions at all other times, recommend the ANC include in its letter a recommendation to install Zone 6 RPP signs with a 2-hour exception for any remaining curbside parking that is presently ambiguously signed and that is not used for a loading zone.

### Economic Development and Zoning (EDZ)

**Recommendation:** ANC 6A send a letter of support to BZA for the request for special exception zoning relief pursuant to Subtitle C § 305 and Subtitle X § 901.2 from the subdivision requirements of Subtitle C § 302.1, special exception zoning relief pursuant to Subtitle E § 205.5, Subtitle E § 5201, and Subtitle X § 901.2 from the rear addition requirements of Subtitle E § 205.4, area variance zoning relief pursuant to Subtitle X § 1002 from the building height requirements of Subtitle E § 303.1, area variance zoning relief pursuant to Subtitle X § 1002 from the front setback requirements of Subtitle E § 305.1, area variance zoning relief pursuant to Subtitle X § 1002 from the rear yard requirements of Subtitle E § 306.1, and use variance zoning relief pursuant to Subtitle X § 1002 from the matter-of-right uses of Subtitle U § 301 to construct two new, semi-detached, four-story, 4-unit, apartment houses at 1717 E Street NE (BZA #20821) in the RF-1 zone with the caveat that the owner make best efforts to get a letter of support from the neighbor at 1709 E Street NE. *BZA Case scheduled for 12/14/2022.*



## Consent Agenda



Dec xx, 2022

### By Email

Mr. Fred Moosally  
Director  
Alcoholic Beverage Regulation Administration  
2000 14th Street, NW, Suite 400S  
Washington, DC 20009

Re: Sol Mexican Grill (1251 H Street NE)

Dear Mr. Moosally:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on December 8, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to protest the request for a renewal of the license of Sol Mexican Grill, 1251 H Street NE (ABRA #092192).

The grounds for the protest are disturbance to peace, order and quiet and adverse impact to property values.

Should you have any questions, please contact me at [amberanc6a@gmail.com](mailto:amberanc6a@gmail.com) or 202-306-4116. In addition to me, Alcoholic Beverage License (ABL) Chair Erin Sullivan and ABL Committee member Mike Velasquez (Commissioner-Elect for SMD 6A02) are authorized to represent the ANC in this matter.

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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## Consent Agenda



December XX, 2022

Director Matthew Marcou  
Public Space Committee  
District Department of Transportation  
250 M Street SE  
Washington, DC 20003

Re: Opposition for Public Space Permit #406201, Chik-Fil-A Fence Height Increase

Dear Mr. Marcou:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on December 8, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to oppose the request of the Chik-Fil-A at 1401 Maryland Avenue NE to increase the height of their fence per Public Space Permit Application #406201.

We also note that Chik-Fil-A's existing fence is already 42 inches tall, the DC Code does not allow fences taller than 42 inches in public space, and DDOT's Public Space Committee states that exceptions are only for high-security sites such as embassies. In addition, a taller fence would have a significant negative impact on sightlines and security around the intersections of 14th Street and Maryland Avenue NE as well as 14th Street and G Street NE.

As background information, four ANC 6A Commissioners and five committee members engaged in a productive conversation with Chik-Fil-A representatives at our regularly scheduled and properly noticed ANC 6A Transportation and Public Space Committee meeting on November 21, 2022. This meeting established that landscaping is a better alternative to increasing the height of the fence. The Chik-Fil-A representatives agreed to explore this option.

Thank you for giving great weight to the recommendations of this Commission. I can be contacted at 6A04@anc.dc.gov.

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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## Consent Agenda



December XX, 2022

Director Matthew Marcou  
Public Space Committee  
District Department of Transportation  
250 M Street SE  
Washington, DC 20003

Re: Insufficient Public Space Permit Review Deadlines

Dear Mr. Marcou:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on December 8, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to request at least 30 days to review Public Space Permit Applications.

On Public Space Permit Application #406201, regarding a fence height increase that would have a large negative effect on cross-block sight lines and neighborhood security, ANC 6A received notification on November 9, 2022 and the stated “Review Due Date” was only 23 days later, December 2, 2022.

This 23-day deadline also fell before the December 8, 2022 ANC meeting. Using these timelines as routine deprives the public of the opportunity to review Public Space Applications.

We respectfully request Public Space Permit review deadlines of at least 30 days to allow ANCs great weight.

Thank you for giving great weight to the recommendations of this Commission. I can be contacted at 6A04@anc.dc.gov.

On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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## Consent Agenda



December XX, 2022

Everett Lott  
Director  
District Department of Transportation  
250 M Street SE  
Washington, DC 20003

Dear Director Lott:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on December 9, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to request the installation of an all-way stop at the intersection of 16<sup>th</sup> and East Capitol Streets, NE/SE. The Commission wishes to emphasize this action is critical to mitigate frequent vehicle crashes at this intersection, to improve pedestrian, bicycle and student safety in the immediate area, and to align with the Safe Routes to School Expansion Regulation Amendment Act of 2021 (DC B24-0565) just passed by the Council of the District of Columbia.

The intersection of 16<sup>th</sup> and East Capitol Streets NE/SE stands out as one of the three remaining uncontrolled intersections along the busy East Capitol corridor in our community either missing an all-way stop or an automated traffic signal. The other intersections are 7<sup>th</sup> and 5<sup>th</sup> and East Capitol Streets NE/SE, respectively. This Commission has heard testimony from neighbors and have regularly seen how the current arrangement at 16<sup>th</sup> and East Capitol creates unsafe situations for pedestrians, motorists and cyclists throughout the day.

Additionally, Traffic Safety Investigation requests (TSIs) have been submitted (*see TS/s 22-00560137 and 22-00190899*).

There are several contributing factors requiring additional traffic control at this intersection. There is a significant volume of traffic that uses 16<sup>th</sup> Street southbound as a bypass to a bottleneck intersection at 17<sup>th</sup> and East Capitol NE/SEI. This bypass traffic will likely increase once 17<sup>th</sup> Street is narrowed to one lane in a planned redesign. Presently, 16<sup>th</sup> Street between Constitution and East Capitol NE - two blocks - has no speed humps, raised crosswalks or speed tables. The northeast corner of 16<sup>th</sup> and East Capitol has poor sightlines looking east for oncoming traffic. This causes southbound 16<sup>th</sup> Street motorists to advance in the intersection, where they may be met with East Capitol Street traffic speeding west - or blocking the bicycle lane moving into the intersection. We have two schools within a one-block radius of this intersection - Eastern Senior High School and Capitol City Public Charter School.

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The Commission will also remind DDOT that our repeated advocacy for an all-way stop sign at another crash-prone intersection, 10<sup>th</sup> and East Capitol Streets NE/SE, was eventually accepted by your agency and has improved safety in the area considerably.

I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) and Brian Alcorn, whose single-member district includes the relevant area can be contacted at [6a08@anc.dc.gov](mailto:6a08@anc.dc.gov) should you have any questions.

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A



## Consent Agenda



December XX, 2022

Everett Lott  
Director  
District Department of Transportation  
250 M Street SE  
Washington, DC 20003

Dear Director Lott:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on December 9, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to request coordinated traffic calming and speed mitigation measures for the 300-700 blocks of 19th Street, NE.

This Commission has both observed and heard testimony from neighbors that speeding along 19<sup>th</sup> Street, NE between C Street and Benning Road - the 300 through 700 blocks- is a major hindrance to pedestrian, student, and bicyclist safety in the immediate area. Motor vehicle traffic, including a variety of heavy trucks and buses, is constant and often heavy. It also contains a significant volume of "cut through" commuter traffic during peak hours. Unlike neighboring local streets, there are very few speed mitigants along this portion of the 19<sup>th</sup> Street corridor, and those that exist are poorly coordinated to facilitate a reasonable standard of safety for all road users..

We would ask that your Department consider taking a coordinated approach to address these safety concerns, including replacing automated traffic signals along much of this corridor with all-way stops, speed tables and raised crosswalks. The Commission and community members have submitted a variety of Traffic Safety Investigation (TSI) requests to bring additional visibility to these concerns. (See TSIs 22-00160589, 22-00560087, 22-00560096, 22-00560105, 22-00560113).

I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov), and Brian Alcorn, whose single-member district includes some of the relevant area can be contacted at [6a08@anc de gov](mailto:6a08@anc.de.gov) and Sondra Philips-Gilbert whose single-member district contains some of the relevant area can be contacted at [6a07@anc.dc.gov](mailto:6a07@anc.dc.gov) should you have any questions.

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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



## Consent Agenda



December XX, 2022

Everett Lott  
Director  
District Department of Transportation  
250 M Street SE  
Washington, DC 20003

Dear Director Lott:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on December 9, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to request installation of a small, time-limited loading zone and re-installation of missing Residential Parking Permit Zone 6 signage along the northern curblane of 1500-1510 East Capitol Street, NE.

Our community has a small concentration of retail businesses on the northeast corner of 15<sup>th</sup> and East Capitol Streets NE. For about 96 feet along the northern East Capitol Street curblane, from 1500 to 1510 East Capitol Street, NE, the DDOT parking signage is either missing or ambiguous. Lately, this has led to a regular situation where non-District registered vehicles are parked in this area long-term owing to a lack of enforceable parking regulation. Vehicles regularly in this area include a large and tall panel van, which itself uniquely blocks pedestrian and bicycle sight lines on this busy corner that also includes a Metrobus stop for the B2 bus, a Capitol Bikeshare station and a sidewalk cafe. The area is generally a busy nexus of neighborhood pedestrian, student and multimodal transportation users.

This Commission has heard from residential neighbors that parking is tight in the neighborhood. We have also heard from businesses it would be beneficial to have a 15-30 minute short-term loading zone near these businesses to serve their stocking/delivery needs. Presently deliveries to these East Capitol Street businesses seem to take place on the Unit block of 15<sup>th</sup> Street, blocking the bus bay, which obviously upsets Metrobus' ability to use a dedicated bus bay when a delivery truck is there. Deliveries also frequently block dedicated bicycle lanes.

As there is about 96 feet of ambiguously signed area to work with along the northern curblane of 1500-1510 East Capitol Street, NE, this Commission recommends DDOT create a reasonable size loading zone in this area, with enforceable, short term loading zone use to restrictions apply from 7 am to 7 pm Monday through Saturday. We also recommend DDOT replace the missing RPP signage in this area for any portion not designated to be used as a loading zone, to help alleviate our residential parking pressures..

I can be contacted at 6A04@anc.dc.gov and Brian Alcorn, whose single-member district includes the relevant area can be contacted at 6A08@anc.dc.gov should you have any questions.

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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## Consent Agenda



December XX, 2022

Mr. Clifford Moy  
Secretary of the Board of Zoning Adjustment  
Board of Zoning Adjustment  
441 4<sup>th</sup> St. NW, Suite 210  
Washington, DC 20001

Re: BZA Case No. 20821 (1717 E Street, NE)

Dear Mr. Moy:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on December 8, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the request for Special Exception zoning relief pursuant to Subtitle C § 305 and Subtitle X § 901.2 from the subdivision requirements of Subtitle C § 302.1, special exception zoning relief pursuant to Subtitle E § 205.5, Subtitle E § 5201, and Subtitle X § 901.2 from the rear addition requirements of Subtitle E § 205.4, area variance zoning relief pursuant to Subtitle X § 1002 from the building height requirements of Subtitle E § 303.1, area variance zoning relief pursuant to Subtitle X § 1002 from the front setback requirements of Subtitle E § 305.1, area variance zoning relief pursuant to Subtitle X § 1002 from the rear yard requirements of Subtitle E § 306.1, and use variance zoning relief pursuant to Subtitle X § 1002 from the matter-of-right uses of Subtitle U § 301 to construct two new, semi-detached, four-story, 4-unit, apartment houses in the RF-1 zone.

While the scope of the relief being sought is quite large, the developer faces extenuating circumstances that warrant the variance relief. The easement on the property from DC Water makes a substantial portion of the property unusable for building. The project as it is conceived is the best effort to create a viable development on the lot under the circumstances. We believe that it has met the threshold for variances. The owner has proven that the special exception criteria have been met through submission of architectural elevations and letters of support from neighbors. The ANC believes that this development will not substantially visually intrude upon the character, scale, and pattern of houses in the neighborhood.

The design has taken measures to ensure that the addition is not visible from the street, and it will not disrupt the privacy, air and light of neighbors. We would also note that the developer has been a positive participant in the community. The property is currently an abandoned lot, and this development will be a substantive improvement for the neighborhood.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) and Mr. Greenfield can be contacted at [brad.greenfield@gmail.com](mailto:brad.greenfield@gmail.com).

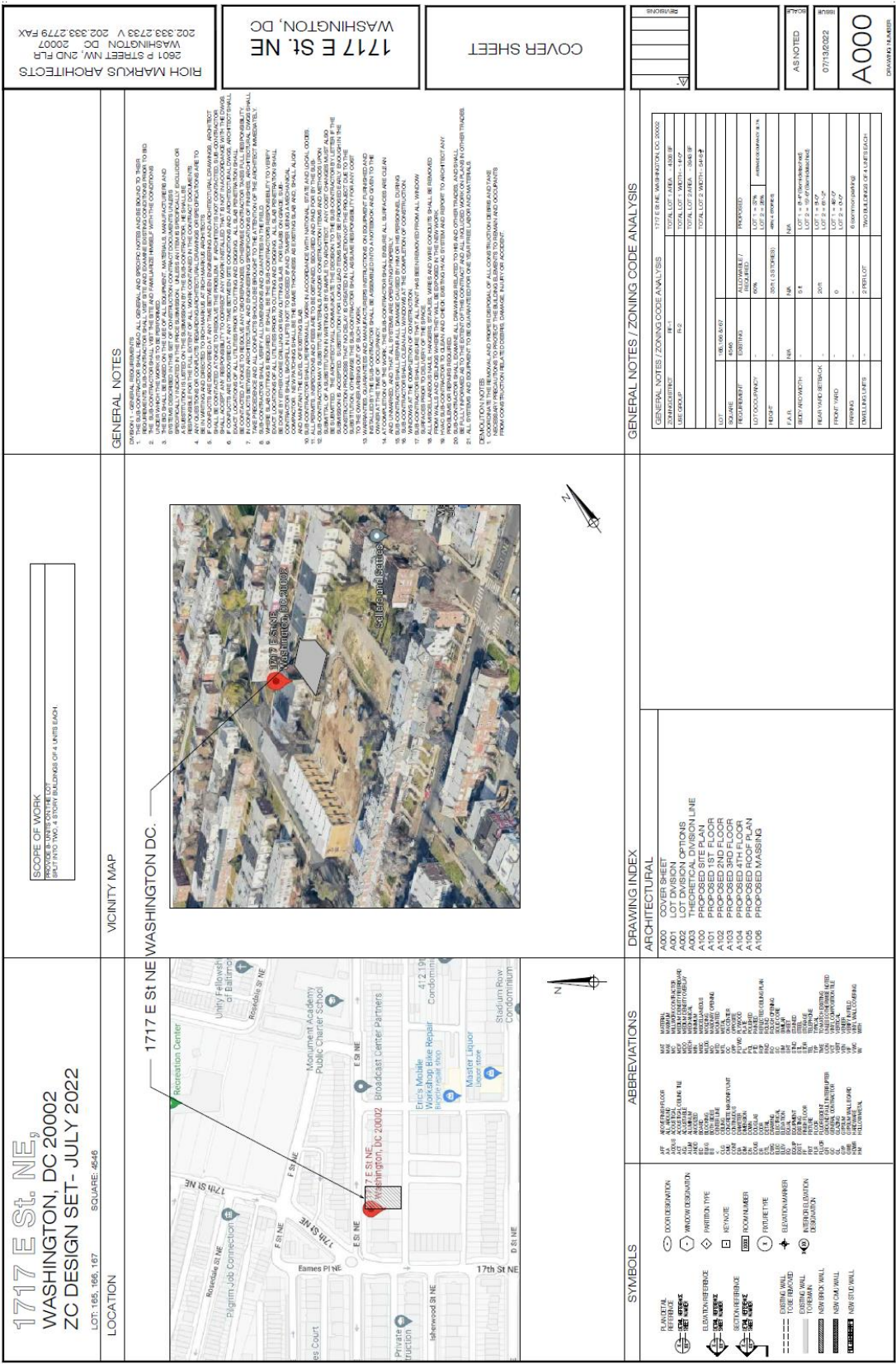
On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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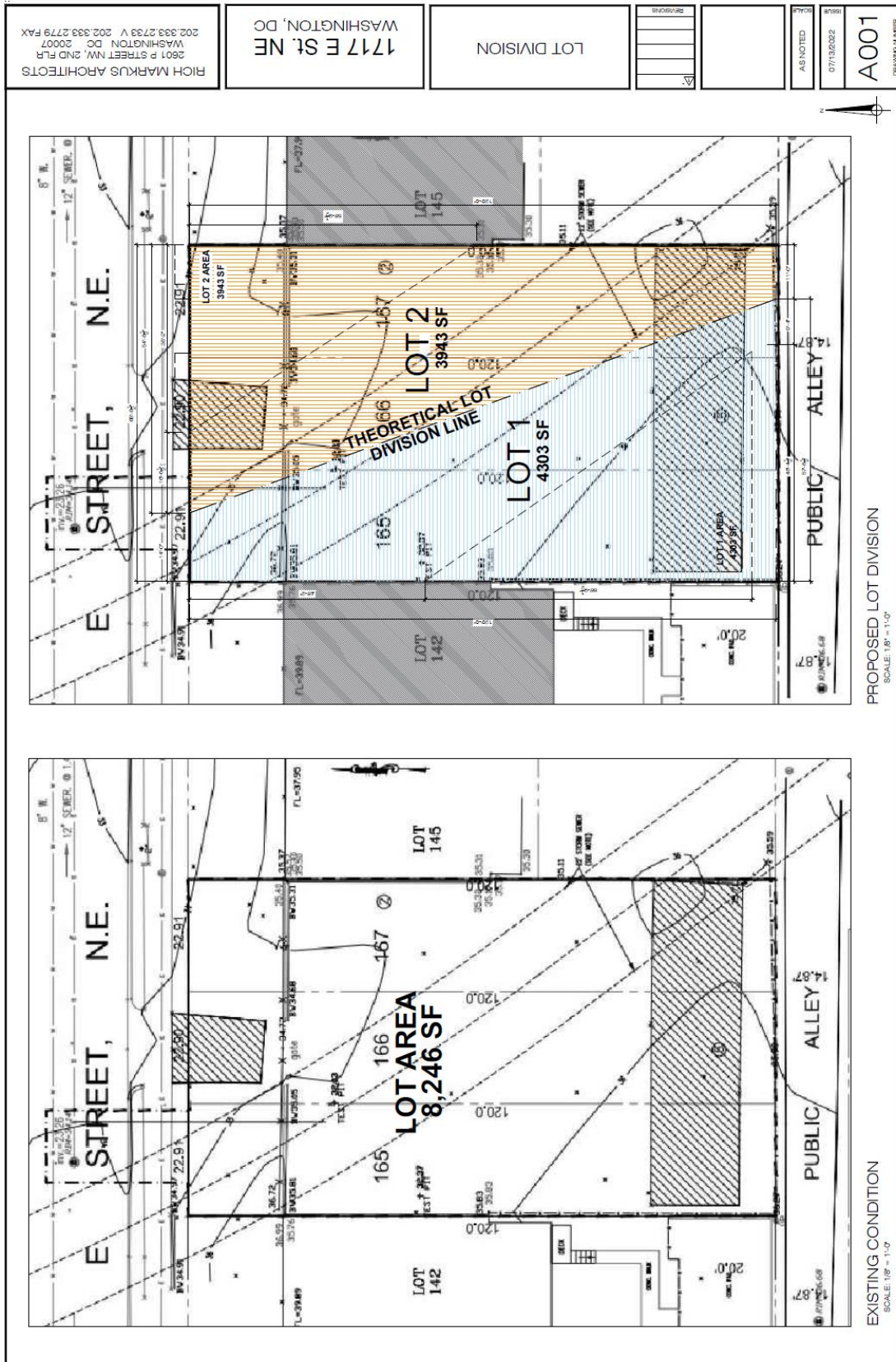
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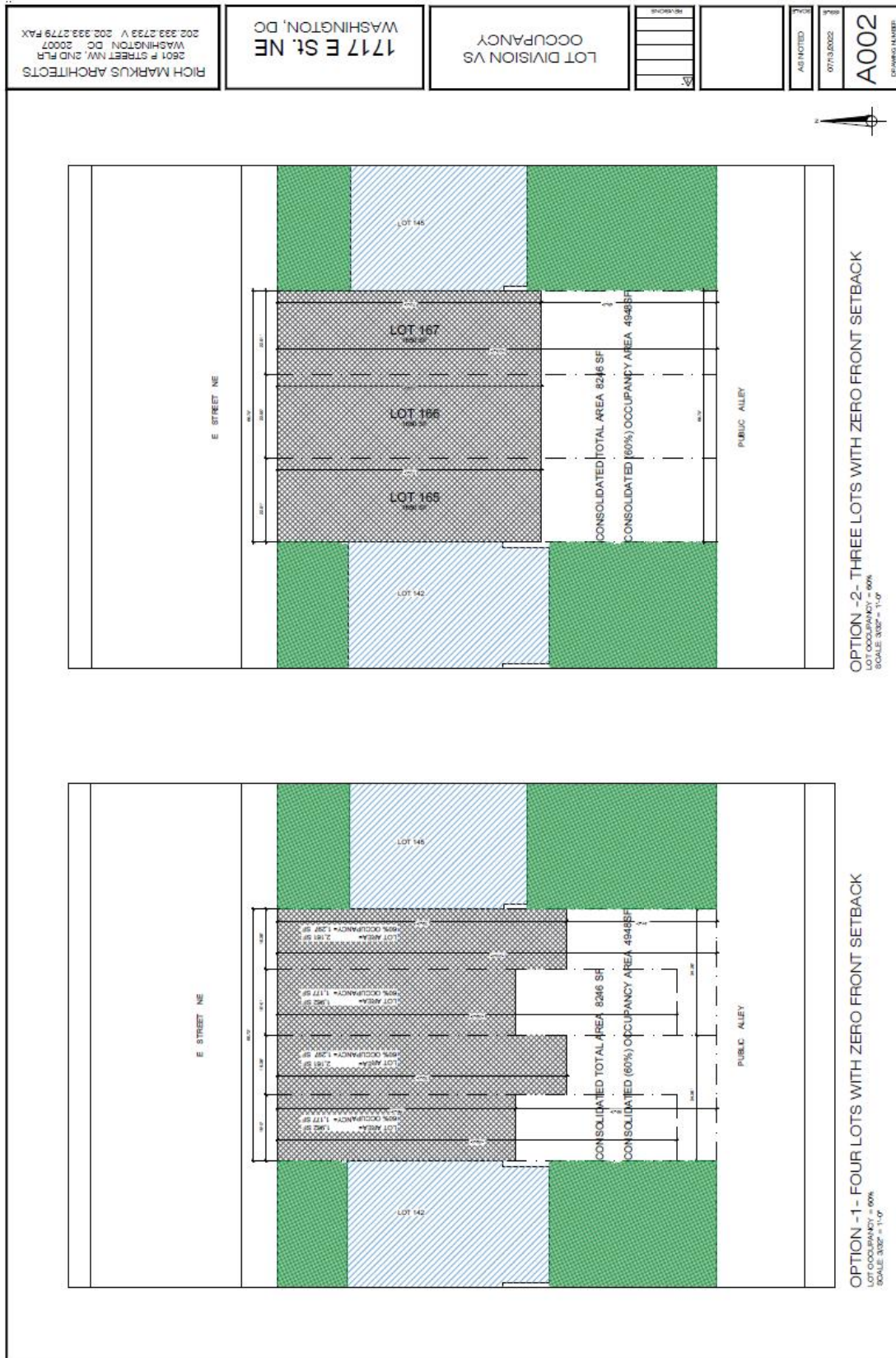
# Consent Agenda

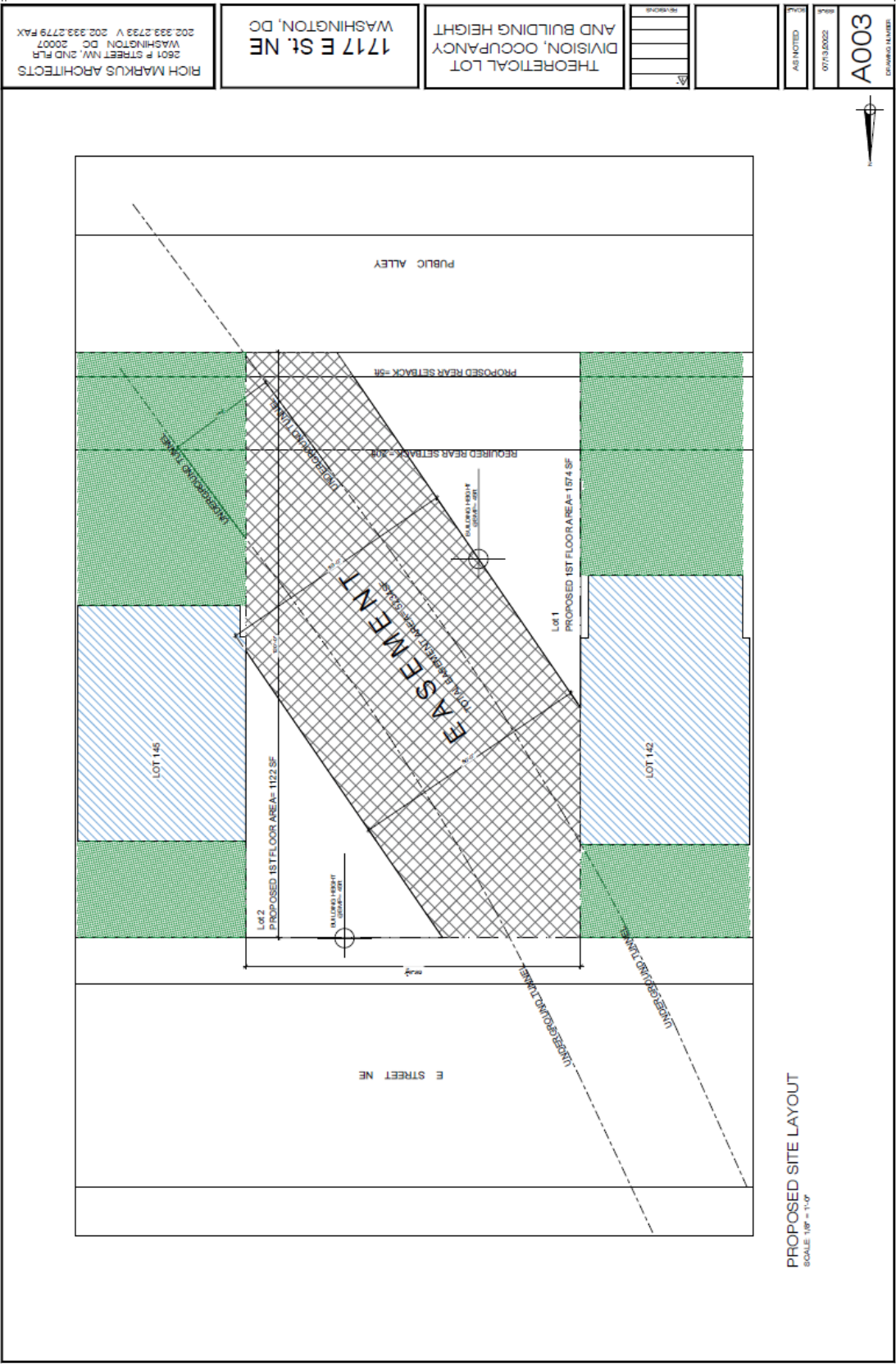




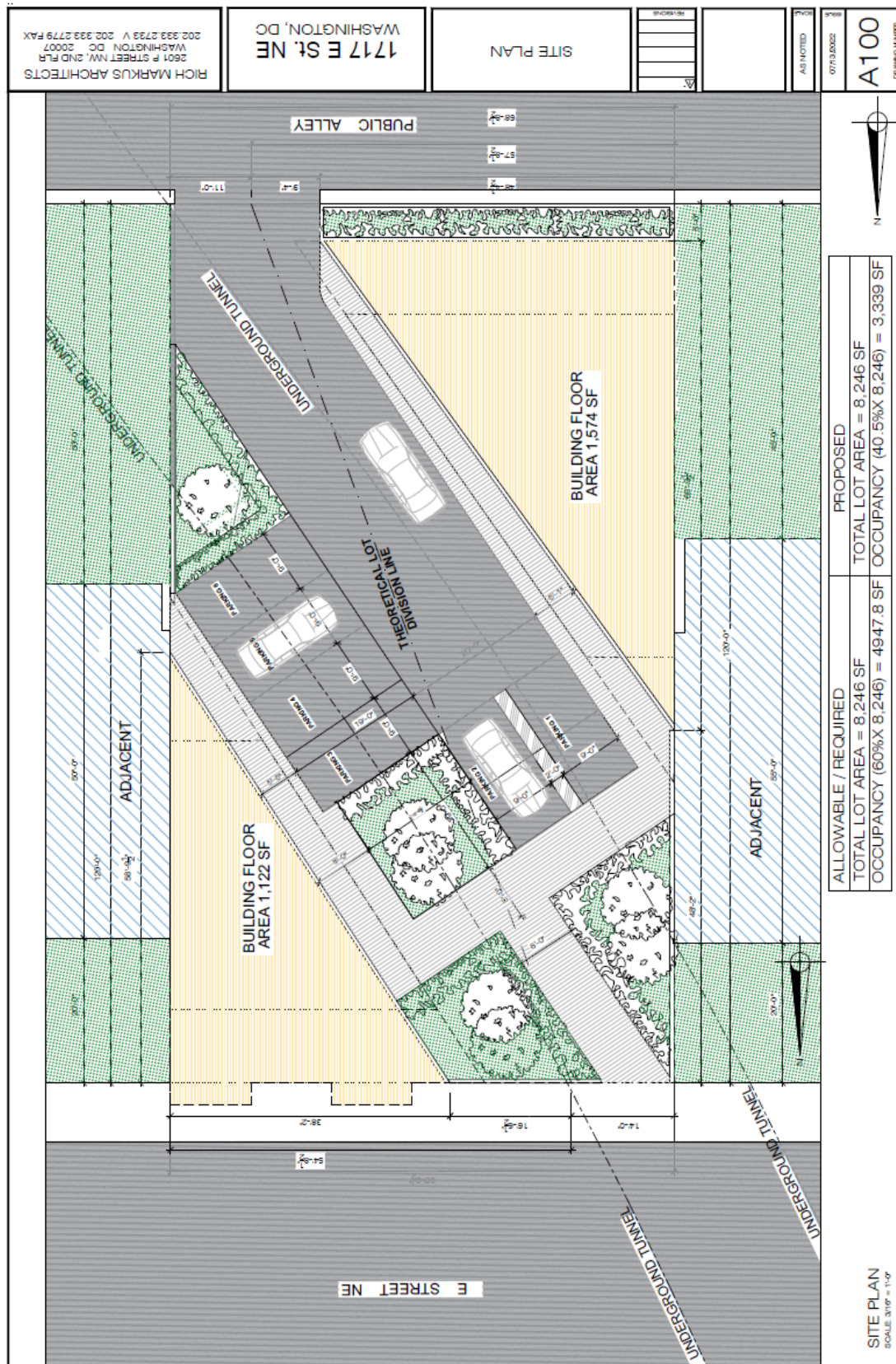


# Consent Agenda



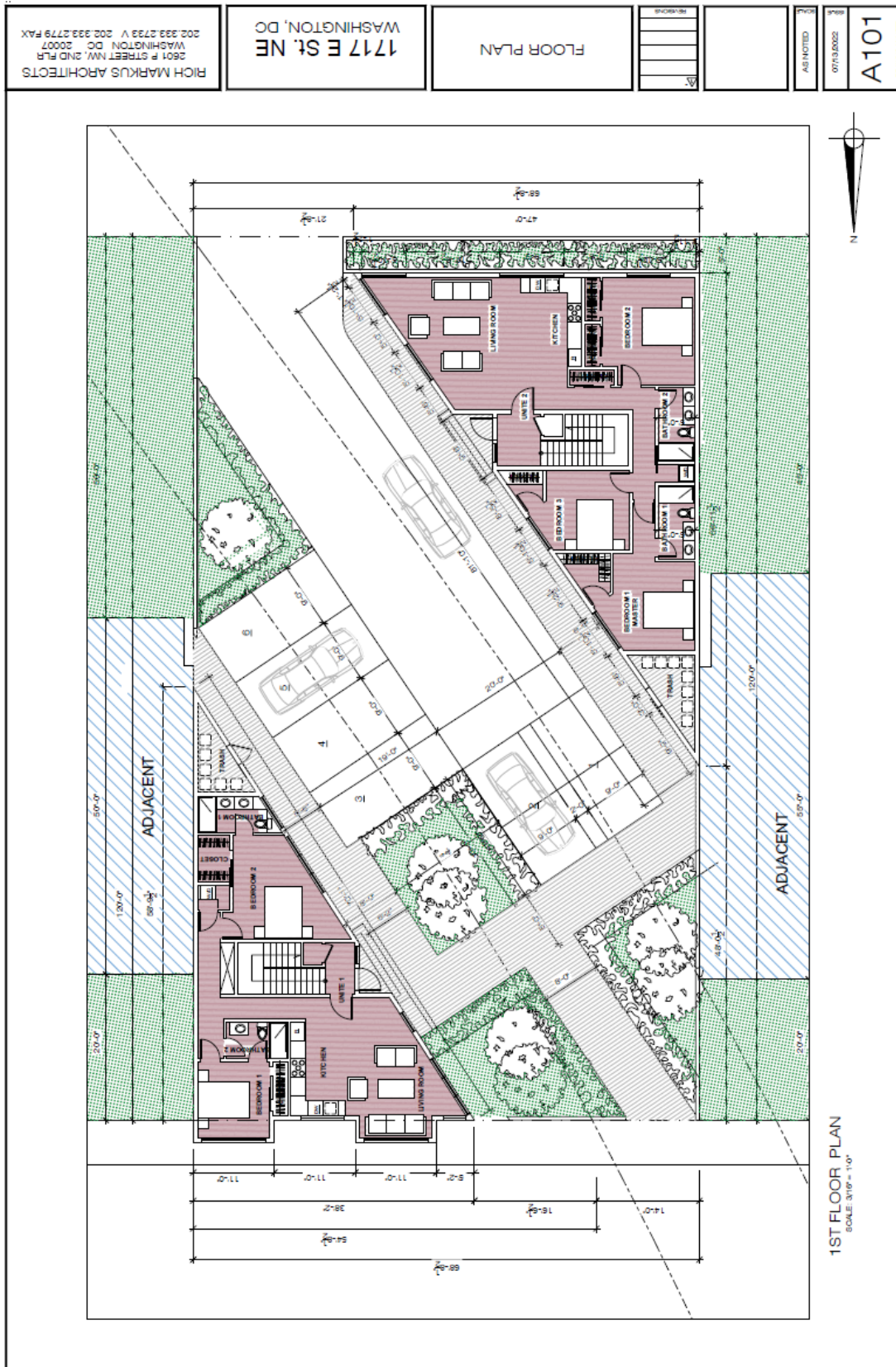








# Consent Agenda







# Consent Agenda



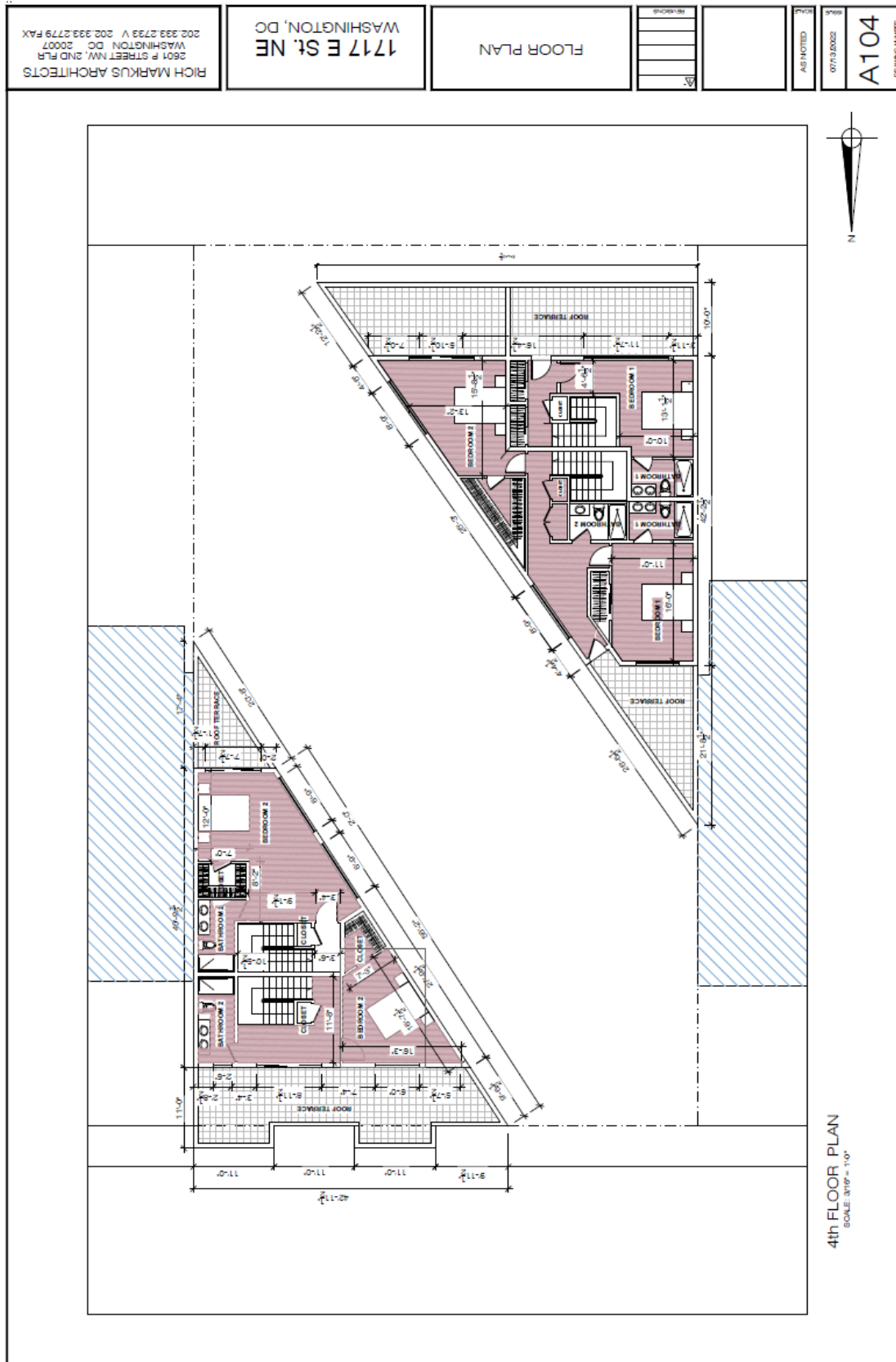


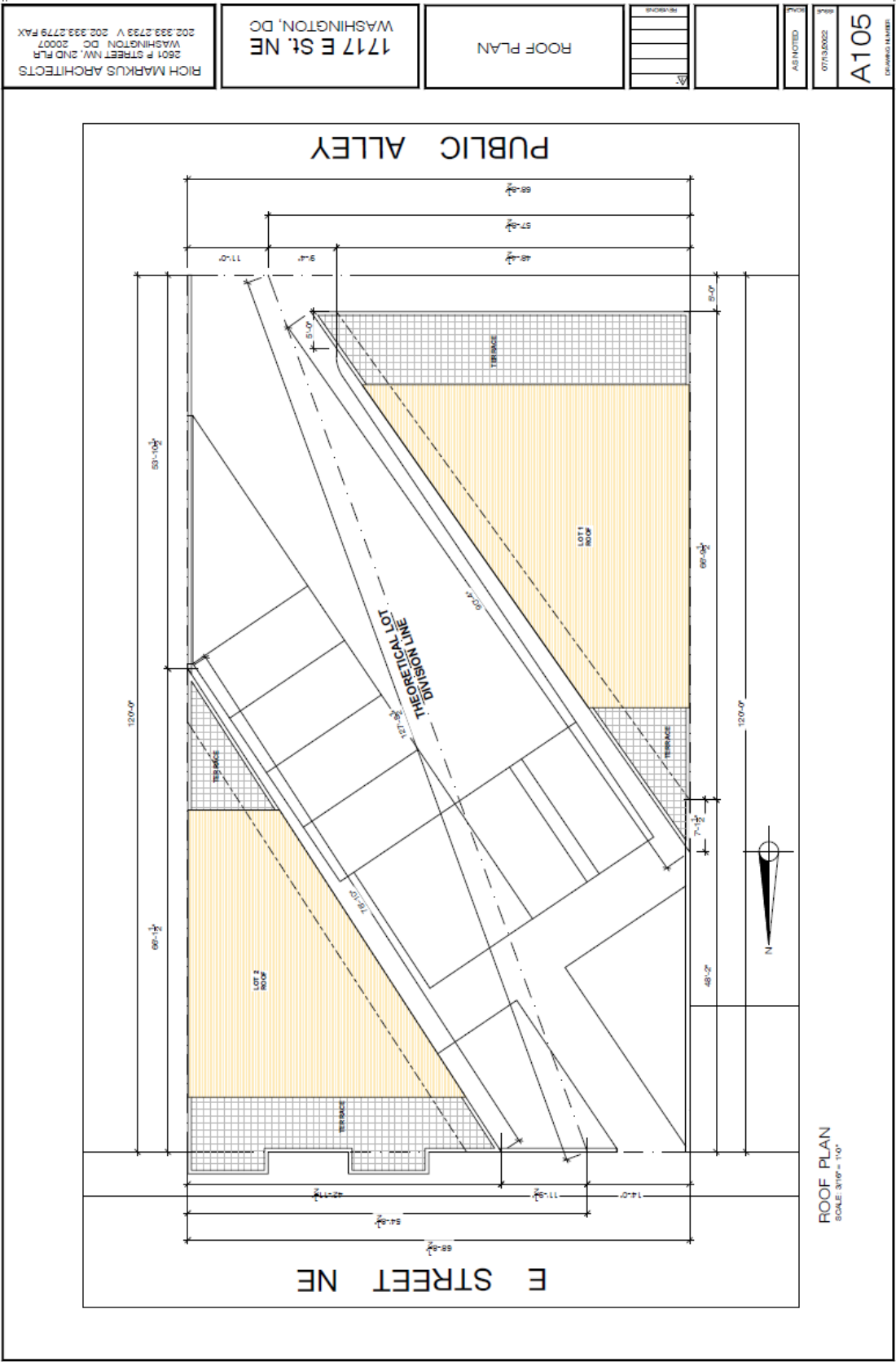
# Consent Agenda





# Consent Agenda







# Consent Agenda



RICH MARKUS ARCHITECTS 2601 P STREET NW, 2ND FLR WASHINGTON, DC 20007 202.339.2739 V 202.339.2779 FAX	1717 E ST. NE WASHINGTON, DC	MASSING	REVISIONS NO. DATE DESCRIPTION 1 12/1/22	AS NOTED 07/13/2022	A106 DESIGNED PLANNER
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NORTH VIEW

SOUTH VIEW

BIRDS EYE VIEW



## Officer Reports - Treasurer



### ANC 6A Treasurer's Report December 2022

Period Covered 11/1/2022 - 12/8/2022

#### Checking Account:

Opening Account Statement \$ 35,409.50

Credits None \$ -

#### New Disbursements

Irene Dworakowski (Webmaster/Agenda November 2022 Services)	Check #2042	\$ 765.89
Anna Tsaur (Notetaker/November 2022 Meeting)	Check #2043	\$ 250.00
Robb Dooling (Zoom Reimbursement)	Check #2044	\$ 58.29

Total New Disbursements \$ 1,074.18

Cashed Checks \$ 1,481.78

#### Uncashed Checks

#2026, #2027, #2035, #2036, #2037, #2040, #2042 \$ 5,656.76

Closing Available Checking Balance \$ 28,678.56

#### Savings Account:

Balance Forward \$ 100.05

Receipts: Interest \$ -

Total Funds Available \$ 100.05

Closing Available Savings Balance \$ 100.05

#### PETTY CASH SUMMARY

Balance Forwarded \$ 25.00

Total Funds Available \$ 25.00

Ending Balance \$ 25.00





## Committee Reports

### Community Outreach Committee (COC)



#### MINUTES

### ANC 6A Community Outreach Committee (COC) of Advisory Neighborhood Commission (ANC) 6A Regular Meeting - November 28, 2022

Meeting called to order at 7:00 pm.

Quorum present.

**COC members present:** Roni Hollmon (Chair), Marc Friend, Sarah Bell, Stefany Thangavelu, Adina Wadsworth, Jessica Clark (training)

**COC members absent:** Jason Gresh, Gladys Mack, Kelsey Grimes

**Commissioners present:** Amber Gove, Brian Alcorn, Phil Toomajian

**Panelists present:** Helen Chauvenet, Principal, Maury Elementary School; Steve Miller, Principal, Eastern Senior High School; Elizabeth Corinth, LSAT Chair, School within School@Goding (SWS) Elementary School

**Community members present:** 4

A round of introductions were made.

**Eastern Senior High School** - Principal Steve Miller gave an update on Eastern Senior High School. Some highlights were the International Baccalaureate (IB) Program, where Eastern has the distinction of being the only District of Columbia Public School (DCPS) or Charter school in DC to have the full IB Program. In addition there is the NAF Academy of Health and Sciences. Students have the option of training to take the test for Emergency Medical Technicians (EMT) Certification and being able to pursue that career immediately upon graduating. Opportunities for students seeking additional academic challenges.

The Blue and White Marching Machine was highlighted. For those of us who live in the neighborhood, it is always a treat when they march by during practice.

There are quite a few extracurricular programs and sports teams making for well-rounded students.

Committee Member Stefany Thangavelu inquired about how Eastern faces challenges from students coming from smaller schools entering a larger school.

Principal Miller explained that 9th graders remain together for all their classes, strengthening their community and making the atmosphere not as stressful.

There was also a question regarding teacher retention. Principal Miller answered that some teachers went to Wilson with Principal Brown and some teachers came from Wilson to Eastern with Principal Miller. He is working on recruiting and expects things to improve over time.

**School within School@Goding (SWS) Elementary School** - LSAT Chair Elizabeth Corinth gave an overview of what has been happening at SWS. She apologized that Principal Burst could not make the meeting but committed to taking back to him any questions she could not answer (there were none).



## Committee Reports

### Community Outreach Committee (COC)



She explained that the modernization was done, but there are some ongoing issues between the school and the contractor. Student population remains stable and students are excited to be out of their trailers.

The school community is looking forward to having parents and the greater community back in the school for events, something that has been missed because of the pandemic and construction. The school is bubbling with excitement and looking forward to making new memories.

They are also excited to have joined the Girls on The Run program and had a very successful year.

**Maury Elementary School** - Principal Helen Chauvenet, despite her best efforts could not get the Zoom App to share her screen. Undeterred, she talked about Maury's social emotional learning, the change to Spanish as the world language (after a vote from students, parents and faculty), the increased participation in Girls on The Run and the continuing forging of bonds between schools in the feeder pattern.

Representatives of Miner and Ludlow Taylor Elementary Schools and Eliot Hine Junior High School were absent.

Chair Hollmon asked if any parents were available on the call.

Commissioner Gove gave an overview of activities at Eliot-Hine Middle School. The community pantry has been a great success and was able to help with 40 baskets for Thanksgiving. The collaboration between Eliot-Hine and Eastern musicians is also on track.

Committee Member Sarah Bell shared about Miner's Mutual Aid program which gives away coats, schools supplies, food, etc. once a month. Principal Dance is the new principal. The Community Garden is going strong as well.

Commissioner Toomajian gave an outstanding presentation for a constituent of his. Chair Hollmon agreed not to be overly detailed in the minutes since the award is a surprise).

**Recommendation** - Commissioner Toomajian made a motion that ANC 6A honor Edna Jane "EJ" Truax with the ANC 6A Good Neighbor Award at the December 2022 meeting. Seconded by Commissioner Gove. Motion passed 9-0-0.

The meeting adjourned 7:55 pm.



## Committee Reports

### Alcoholic Beverage and Licensing (ABL)



#### MINUTES

**Alcoholic Beverage Licensing (ABL) Committee**  
**Advisory Neighborhood Commission (ANC) 6A**  
**Tuesday, November 22, 2022, 7:00 pm**  
**Virtual Meeting—Held on Zoom**

Pursuant to notice duly given, a meeting of the Alcohol Beverage Licensing Committee (“Committee”) of ANC 6A was held commencing at 7:00 pm EST on November 22, 2022, on a publicly posted Zoom event.

**Committee Members Present:** Erin Sullivan (Chair), Mona Hatoum, Kara Hughley, Mike Velasquez, Joe Krisch

**Commissioners Present:** Robb Dooling

**Establishment Representatives Present:** Pamela McKenzie (Ocean Lounge); Dante Datta (Daru); Fernando Postigo (Sol Mexican Grill); Tony Tomelden (The Pug); Rayquan Johnson, Marquis Richardson, Che’von Davenport, Dennis McKinley, Sean Morris (Cru Hookah Lounge); Dessie Bekele (Noble Convenience and Tobacco); Sonja Carmichael (The Elroy); Keem Hughley (Bronze DC)

- I. Call to Order/Approval of Agenda/Approval of Minutes
  - Co-Chair Erin Sullivan called the meeting to order at 7:01 pm.
  - Co-Chair Sullivan noted that the Committee may reorder the agenda based on which establishments had representatives present, and otherwise moved to approve the agenda. The agenda was approved without objection.
  - The minutes from the October 25, 2022 meeting of the Committee were approved without objection.
- II. Community Comment
  - Co-Chair Sullivan asked if any members of the community in attendance wanted to make any comments not related to a specific establishment, if not, then the Committee would address community comments during the discussions on the particular establishments.
- III. New Business
  - Change to Alcohol Beverage Licensing Committee membership with three members (Mona Hatoum, Ian Stanford, and Mike Velasquez) moving off of the Committee.
    - Co-Chair Sullivan noted that Co-Chair Hatoum would be moving out of the ANC and Mr. Velasquez would be joining ANC 6A as a commissioner, so the Committee would be reduced to four members and leave her as sole Chair with the departure of Co-Chair Hatoum, and then to three members, with the departure of Mr. Velasquez.
    - Co-Chair Sullivan moved to recommend that the ANC recognize the change in Committee membership to four, as of December 1, and then three as of January 1.
      - Commissioner Robb Dooling seconded the motion and the motion passed unanimously.
  - Discussion of application by Daruwalla, LLC t/a Daru at 1451 Maryland Avenue NE (ABRA-113870) for renewal of its Class C Tavern License.
    - Mr. Dante Datta appeared on behalf of Daru. He noted that Daru is part of the city-wide renewal and that there have been no Alcoholic Beverage Regulation



## Committee Reports

### Alcoholic Beverage and Licensing (ABL)



Administration (ABRA) or other complaints and the community has been amazing and supportive.

- Committee member Krisch moved that the ABL Committee recommend to the ANC that they write a letter of support in favor of Daru's renewal application.
  - Commissioner Dooling seconded the motion and the motion passed unanimously.
- Discussion of application by Bespoke 1337, LLC t/a Hill Prince at 1337 H Street NE (ABRA-104782) for renewal of its Class C Tavern License.
  - Co-Chair Sullivan stated that Hill Prince is up for renewal and they have an existing settlement agreement, but that she was hoping that they would be in attendance tonight because a community member had raised concerns about noise emanating from the open area between the front and back bar that can be heard from The Maryland condominium building.
  - The community member shared that this problem dates back to May 2022 and she has called ABRA several times, but has had no contact with the establishment.
  - Commissioner Dooling indicated that he would try to contact the establishment and resolve the issue, and that the next step would be a protest if they are not willing to address the issue.
  - Co-Chair Sullivan noted that Commissioner Dooling would be able to take this item off of the consent agenda and raise it at the ANC meeting if necessary.
  - Commissioner Dooling moved that the ABL Committee recommend to the ANC that they take no action with respect to Hill Prince's renewal application.
    - Mr. Velasquez seconded the motion and the motion passed unanimously.
- Discussion of application by Hoost, LLC t/a Nomad Hookah Bar at 1200 H Street NE (ABRA-087558) for renewal of its Class C Tavern License.
  - Co-Chair Sullivan stated that Nomad Hookah Bar is up for renewal and they have an existing settlement agreement that is tailored to the concerns of neighbors.
  - Committee member Kara Hughley moved that the ABL Committee recommend to the ANC that they take no action with respect to Nomad Hookah Bar's renewal application.
    - Commissioner Dooling seconded the motion and the motion passed unanimously.
- Discussion of application by The McKenzie Group, LLC t/a Ocean Lounge at 1220 H Street NE (ABRA-114106) for renewal of its Class C Tavern License.
  - Ms. Pamela McKenzie appeared on behalf of Ocean Lounge. She noted that they expanded capacity recently and updated the settlement agreement, and now they are here for the routine three-year renewal. She stated that they have not had any ABRA violations since the last time they came before the Committee.
  - Committee member Velasquez acknowledged that Ocean Lounge has been responsive to community concerns and that develops trust.
  - Committee member Hughley moved that the ABL Committee recommend to the ANC that they take no action with respect to Ocean Lounge's renewal application.
    - Committee member Krisch seconded the motion and the motion passed unanimously.
- Discussion of application by The Pug, LLC t/a The Pug/Toki Underground at 1234 H Street NE (ABRA-073166) for renewal of its Class C Tavern License.



## Committee Reports

### Alcoholic Beverage and Licensing (ABL)



- Co-Chair Sullivan stated that the Pug is up for a routine license renewal.
- Mr. Tony Tomelden appeared on behalf of The Pug and noted that they entered into a settlement agreement many years ago, and have had no ABRA violations or other issues since The Pug's last renewal.
- Co-Chair Sullivan suggested sending Mr. Tomelden the current settlement agreement and talking with him about updating it, and Commissioner Dooling indicated that he would support that.
- Committee member Velasquez moved that the Committee pursue updating the settlement agreement with The Pug without prejudicing its application for renewal.
  - Co-Chair Sullivan seconded the motion, and the motion passed unanimously.
- Discussion of application by Another Round LLC t/a The Haymaker Bar at 1015 H Street NE (ABRA-084689) for renewal of its Class C Tavern License.
  - Co-Chair Sullivan noted that The Haymaker Bar is up for renewal, with a protest deadline of December 5, 2022 and that Co-Chair Hatoum up this establishment and others with impending protest deadlines at the last ANC meeting and there were no concerns raised by the Commissioners.
  - Committee member Velasquez moved that the ABL Committee recommend to the ANC that they take no action with respect to The Haymaker Bar's renewal application.
    - Commissioner Dooling seconded the motion and the motion passed unanimously.
- Discussion of application by The New Elroy Bar, LLC t/a The Elroy at 1423 H Street NE (ABRA-112289) for renewal of its Class C Tavern License.
  - Co-Chair Sullivan noted that The Elroy is up as part of the routine three-year renewal process.
  - Ms. Sonja Carmichael appeared on behalf of The Elroy and stated that there have been no ABRA violations or complaints since the last renewal.
  - Committee member Hughley moved that the ABL Committee recommend to the ANC that they take no action with respect to The Elroy's renewal application.
    - Committee member Velasquez seconded the motion and the motion passed unanimously.
- Discussion of application by On the Rocks, LLC t/a On the Rocks at 1242 H Street NE (ABRA-106695) for renewal of its Class C Tavern License.
  - Co-Chair Sullivan stated that she was not able to get in touch with anyone from On the Rocks. She noted that they are up for renewal, but they do not have a settlement agreement in place and the protest deadline is January 3, 2023.
  - A community member stated several concerns with On the Rocks, including people out very late at night past 2pm and an incident on the Fourth of July where a can was lit on fire.
  - Co-Chair Sullivan stated that the Committee should get in touch with On the Rocks and get a settlement agreement in place.
  - Commissioner Dooling moved that the ABL Committee recommend that the ANC protest On the Rock's license renewal application unless a settlement agreement is entered into prior to the protest date.
    - Committee member Velasquez seconded the motion and the motion passed unanimously.



## Committee Reports

### Alcoholic Beverage and Licensing (ABL)



- Discussion of application by Bronze DC, LLC t/a Bronze DC at 1245 H Street NE (ABRA-121843) for renewal of its Class C Tavern License.
  - Co-Chair Sullivan noted that the Committee recently discussed Bronze and signed a settlement agreement with them.
  - **Mr. Keem Hughley appeared on behalf of Bronze and stated that this is a regular renewal and they are not seeking any changes.**
  - **Committee member Velasquez** noted for the record that after the last meeting where Bronze was discussed a settlement agreement was negotiated and the ANC wrote a letter of support. He noted that Mr. Hughley reached out to the community members and had productive conversations, and he commended Mr. Hughley for making time to meet with the community.
  - A community member stated that they met with Mr. Hughley as a community, the meeting was productive, and he was forthcoming about how he was going to address some of their concerns.
  - Co-Chair Sullivan stated that Committee member Hughley would be recusing herself.
  - Committee member Krisch moved that the ABL Committee recommend to the ANC that they write a letter of support in favor of Bronze DC's renewal application.
    - Commissioner Dooling seconded the motion. Ms. Hughley abstained. The motion passed unanimously, with one recusal/abstention.
- Discussion of application by Fernando Postigo t/a Sol Mexican Grill at 1251 H Street NE (ABRA-092192) for renewal of its Class C Tavern License.
  - Co-Chair Sullivan stated that there have been concerns raised about Sol Mexican Grill, and she opened for the floor for Mr. Postigo to speak first.
  - Mr. Postigo appeared on behalf of the applicant. He stated that he is the co-owner of Sol, and they have been on H Street since 2013, and they love this community. Sol is ready to address the concerns of neighbors. He addressed a list of the concerns neighbors have raised: (i) with respect to trash, he noted that they have a partnership with Pow Pow and Bronze and will start sharing the bill for the trash compactor, which will be up and running in the next two weeks, (ii) with respect to the operation of the second floor bar, he noted that there was a concern with the establishment running two different businesses on the same property, and that they used to have a food service restaurant on the second floor, but it closed after covid, and they decided to reopen it as a new concept and hired a management company to run it as District Daiquiri; and (iii) with respect to noise and trash, he stated that they committed to lights and cameras for the security of the alley and they have not had noise complaints since last summer.
  - Co-Chair Hatoum noted the long-standing complaints about the trash in the back and that it was difficult to get a hold of him. She asked him to provide his email address and cell phone number.
  - The Committee members also asked about the situation with District Daiquiri, and Mr. Postigo stated that there is a hearing with ABRA at the end of the month. He clarified that a separate company manages the bar, but the alcohol is being sold by Sol.
  - Mr. Postigo also stated that they received tickets from the Department of Health regarding the trash, which he attributed to the trash company changing ownership. He stated that the security camera has been broken for approximately 45 days.





## Committee Reports

### Alcoholic Beverage and Licensing (ABL)



- Committee member Velasquez read a statement. He met with Mr. Postigo, and in consideration of what he heard from him, from neighbors and tonight, he has concerns about supporting Sol's renewal. There were so many concerns that he had to schedule a second community meeting. The neighbors' concerns include noise, crime, rats, trash and delivery trucks idling exhaust. Neighbors have engaged directly, and their concerns have gone unheeded. In 2016, the community concerns were so serious that the ANC amended the settlement agreement to include three new requirements, which he asked to be reflected in the record. Management is not in compliance with the settlement agreement. Mr. Velasquez shared photos, to be reflected in the record, showing dumpsters on public space. He stated that as Mr. Postigo has told him he would take care of the concerns and has not done it, and as such, there is no reason to believe that he will comply with the settlement agreement.
- A community member shared her concerns with respect to safety and trash, noting that the city has been involved with abatement issues. She stated that she agreed with Committee member Velasquez, as the neighbors have tried for years to work with Sol to resolve these issues without success.
- Another community member added additional comments with respect to public health and safety. She stated that she has pictures showing some of the issues, and she highlighted several concerns, including trash cans on public space, odors, noise, fire hazards, not closing the back gate, security camera not working, no lighting, delivery trucks obstructing access to the alley, and delivery truck operators leaving the gate open. She also noted that there have been Department of Health reports, police reports, and DPW reports.
- Co-Chair Sullivan stated that the Committee heard concerning things this evening, most significantly that the amended settlement agreement had not been complied with and prior communications with the establishment have not led to change, even as recently as today.
- Mr. Postigo apologized and stated that with respect to the alley and trash concerns, Sol does not have physical control of the alley, and the only solution for now for the trash is a compactor.
- Co-Chair Sullivan reiterated that the primary concern is the 2016 amendments to the settlement agreement, and noted that these are things that Sol agreed to and are within Sol's control.
- The Committee discussed potential alternative approaches, including suggested an approach of protesting only if the things identified in the 2016 settlement agreement are not fixed prior to the protest deadline.
- Committee member Velasquez moved that the ABL Committee recommend that the ANC write a letter protesting Sol Mexican Grill's license renewal application.
  - Commissioner Dooling seconded the motion and the motion passed unanimously.
    - Committee member Velasquez stated that he would ask Chair Gove to move this item off the consent agenda at the next ANC meeting.
    - Co-Chair Sullivan suggested that Mr. Postigo attend the ANC 6A meeting scheduled for December 8, 2022.
- Discussion of application by RMC Group Lounge, LLC t/a Cru Lounge at 1360 H Street NE (ABRA-122943) for a Class C Restaurant License.
  - Co-Chair Sullivan stated that this applicant is seeking a new license, not a renewal.



## Committee Reports

### Alcoholic Beverage and Licensing (ABL)



- Rayquan Johnson, Marquis Richardson, Che'von Davenport and Dennis McKinley, as well as Sean Morris, counsel for the applicant, appeared on behalf of the applicant.
- Mr. Morris shared the applicant is seeking a Class C restaurant license with an entertainment endorsement, and that they want to seek support from the ANC for a stipulated license. He stated that the restaurant is nationally franchised, and the founder of the concept was on the line.
- In response to a question from one of the Committee members, Mr. Morris and Mr. McKinley clarified that the Cru Lounge establishment that came before the Committee a few years ago was a prospective franchise, but that franchise agreement was terminated, and is independent of the franchise appearing today.
- Mr. McKinley shared that Cru Lounge has 14 locations - food is normally about 50% of sales, hookah is 10% and alcohol is the rest. They serve small plates / upscale bar food, and they have a 28-to-38 year-old professional consumer base.
- Committee member Velasquez noted the city council's ban of hookah establishments unless there is an exemption, and asked if the applicant had made an application for exemption. Mr. Morris indicated that they have discussed that they have to address that prior to opening.
- In response to a question from Commissioner Dooling, Mr. Morris indicated that the community should reach out to the proprietors, with a copy to him, if there are any issues.
- Co-Chair Sullivan asked about trash and security plans, and the representatives noted that they are looking into a dumpster and plan to implement security cameras and personnel, and Mr. McKinley noted that security is a requirement for all franchisees.
- Co-Chair Sullivan also shared that establishments on the block have received noise complaints from residents, noting that the applicants should be aware of the potential for noise to carryover to create a nuisance for residents.
- Co-Chair Sullivan indicated that the Committee would work with the applicants on a settlement agreement.
- Co-Chair Sullivan moved that the ABL Committee recommend that the ANC protest Cru Lounge's license application unless a settlement agreement is finalized prior to the protest deadline, and that the Chair of the ABL Committee, and the Chair and Co-Chair of the ANC represent the ANC in this matter.
  - Committee member Velasquez seconded the motion and the motion passed unanimously.
- Further, Co-Chair Sullivan moved that the ABL Committee recommend that the ANC write a letter of support for a stipulated license for Cru Lounge once the settlement agreement is finalized.
  - Co-Chair Hatoum seconded the motion and the motion passed unanimously.
- Discussion of application by Noble Convenience, LLC t/a Noble Convenience and Tobacco at 1305 H Street NE (ABRA-122919) for a Retailer's Class A Liquor Store License.
  - Mr. Dessie Bekele appeared on behalf of Noble Convenience and Tobacco. He shared that they opened three months ago, as a convenience and tobacco store, and now they are applying for a retail liquor license, so they can sell retail liquor. He started that they have not had any concerns or complaints from the community since they opened, and he is amenable to entering into a settlement agreement.



## Committee Reports

### Alcoholic Beverage and Licensing (ABL)



- The Committee members discussed that there can sometimes be concerns with liquor stores, and Commissioner Dooling noted that as there have been no complaints about this store so far, he is okay with the standard process.
- Ms. Hughley moved that the ABL Committee recommend that the ANC protest the license application unless a settlement agreement is finalized prior to the protest deadline, and that the Chair and Vice Chair of the ABL Committee, as well as Commissioner Dooling and the Chair and Co-Chair of the ANC represent the ANC in this matter.
  - Commissioner Dooling seconded the motion and the motion passed unanimously.

The meeting was adjourned at 9:46 pm.



## Committee Reports

### Transportation and Public Space (T&PS)



#### MINUTES

#### ANC 6A Transportation & Public Space Committee Meeting

Monday, November 21, 2022 at 7:00 pm

Virtual Meeting via Zoom

- I. Meeting called to order at 7:00pm.
- II. Introductions & Announcements.

Committee members present: Maura Dundon (Chair), Caitlin Rogger, Shaun Lynch, Jeff Fletcher, Caitlin Rogger, Hassan Christian.

Commissioners present: Amber Gove, Brian Alcorn, Robb Dooling, Laura Gentile.

Prior to topic discussion, the posted agenda was amended to update Old Business discussion topic #3 to the 1200-block of D Street NE versus the 1300-block of D Street NE, and to reorder Old Business, placing the update on the District Department of Transportation (DDOT)'s Electric Vehicle curbside charging program first.

#### III. Old Business.

##### A. Update on DDOT's Electric Vehicle curbside charging program

- i. Matthew Gaskin ([Matthew.gaskin@dc.gov](mailto:Matthew.gaskin@dc.gov)), DDOT Environmental Planning Branch, began with a presentation on DDOT's Electric Vehicle (EV) Infrastructure Deployment Plan. The District's plan is supported by the National Electric Vehicle Infrastructure (NEVI) program. The 2022 Bipartisan Infrastructure Law appropriated \$5B towards NEVI through fiscal year 2026, of which \$16.7M has been allocated to DC to invest in electric vehicle supply equipment and build direct current fast-charging (DCFC) stations. DC must secure an additional 20% non-federal match. The vision of the District NEVI Deployment Plan is to build a robust, reliable, and interconnected network across all eight District wards to promote EV adoption using an equitable process and thorough community engagement. Among the goals are a reliable NEVI-compliant DCFC station network on the District's Alternative Fuel Corridors (AFCs) and at least one DCFC station in each ward. DDOT defines a DCFC station as one that can charge four EVs at once. AFCs are roadways that have either EV charging, hydrogen, propane, or natural gas fueling infrastructure built along them. DC currently has five AFCs: New York Ave, Rhode Island Ave, Pennsylvania Ave SE, I-395/695, and the Anacostia Freeway/I-295. DDOT's program will award competitive grants to third parties that will install, operate, and maintain the charging stations along the AFCs. DDOT's plan included the Justice40 goal of delivering 40% of all benefits of federal investments to Disadvantaged Communities (DACs), and over 54% of DC's AFC route miles exist in DACs, enabling benefits to accrue to these communities in terms of reduced emissions and accessibility to EV charging stations.

1. Committee Chair Dundon expressed concern that a goal of one DCFC station in each ward by 2027 is alone insufficient to address the growing need for EV charging stations across the District and our neighborhood, and is interested in further information on both the DC Curbside Charging program and permits for individual homeowners without dedicated parking access to match the pace of expected EV usage. Abraham Diallo (DDOT) responded that he will subsequently address those programs. Chair Maura Dundon followed with a question about any barriers to installing more than one DCFC station per ward, to which Mr. Gaskin responded that there is no restriction on the number of stations that could be installed and that the NEVI requirement is that



## Committee Reports

### Transportation and Public Space (T&PS)



stations are built within one mile of an AFC. Interstates are required to be designated as AFCs first, followed by roads along the national highway system and then local roads. Ideally, the District would like to partner with gas stations that already have space capacity. Public space is not intended to be used, though DC Public Library or Recreation Center parking lots may be considered.

2. Commissioner Laura Gentile expressed concern about the pace of the plans considering the local and federal incentives to purchasing EVs. In her neighborhood there are already EV owners blocking alleys for hours at time while charging, which is one example of how residents are going to make do under existing infrastructure.
  3. Committee member Shaun Lynch inquired about the timeline, asking if there is an administrative hurdle that is preventing the timeline from being accelerated or is it simply a matter of getting the right vendors on board in a timely manner? Secondly, are the vendors on their own to partner with private businesses or is the District planning to suggest locations such as the libraries and recreation centers? Mr. Gaskin responded that the timeline is due to the funding disbursement from the NEVI program, at approximately \$3M per year, and there are only so many stations that can be built at that level of funding. DDOT expects that private companies will partner, but that the District library and recreation centers will remain an option; all options are open at the moment.
  4. Committee member Caitlin Rogger noted concern about excess supply of charging stations in wards with lower vehicle ownership and vice versa because ownership rate is not evenly distributed across the District, and also asked if the District has any plan to address equity in EV ownership. Mr. Gaskin responded that DDOT knows they will have to build more to meet demand, that their plan will be updated every year, and that DOEE is working on affordability issues.
  5. Commissioner-elect Mike Velasquez asked what DDOT means in reference to an interconnected network. Mr. Gaskin responded that the AFCs are intended as a network between states to reduce the range anxiety experienced by EV owners. He added that a “NEVI 2” program is expected next year which will not necessarily be tied to the AFCs, and will be community-based charging locations (Level 2 or DCFC).
- ii. Abraham Diallo ([Abraham.diallo@dc.gov](mailto:Abraham.diallo@dc.gov)), DDOT Ward 6 Community Engagement Specialist, presented a brief on DDOT’s EV Charging Guidelines, including the DC Curbside Charging Station Program and Policy on chargers across public right-of-way.
1. Committee member Lynch asked why Level 2 charging cords are not being permitted across the public right of way when third party-operated Level 2 charging stations and their cords are authorized. Mr. Diallo did not have a formal answer from DDOT about permitting, though he assumed that it was due to the higher voltage. Mr. Lynch followed up by noting that Level 2 chargers are required to be installed by a qualified electrician who has pulled permits through DOEE, and that the third party-operated Level 2 chargers have the same voltage, rendering the higher voltage argument illogical. Mr. Diallo responded that he intends to get a formal response from DDOT.
  2. Commissioner-elect Velasquez echoed Mr. Lynch’s comments about Level 2 chargers crossing the public right-of-way and asked what the public input process would be for the curbside Level 2 charger vendors. Mr. Diallo responded that, with it being a nascent program, he would have to get back to the Committee with a response. Mr. Velasquez followed up with a request to ensure appropriate ANC comment.
  3. Chair Dundon asked about homeowner-operated curbside charger sharing, similar to a system permitted in Takoma Park, Maryland. Specifically, in terms of equity and demand, private homeowners could install such curbside chargers connected to their



## Committee Reports

### Transportation and Public Space (T&PS)



own home electricity and share via a charge-share app, facilitating block-by-block EV charging to meet demand. Mr. Diallo agreed to look into that and report back to the Committee.

4. Community member Mark Sussman commented that, when considering locations for curbside charging, we should be mindful that in many locations curbside parking is already limited, such as for PUDOs (pick-up/drop-off zones).
- B. DDOT Updates on 1300-block of North Carolina Avenue NE, Lincoln Park, 11<sup>th</sup> Street NE plan, and other pending TSIs.
- i. Mr. Diallo indicated that Will Handsfield does not have an update on the 1300-block of North Carolina Avenue NE. Commissioner Gove had expected an update on the final design. Mr. Diallo also had no plans available from Will Handsfield on the 11<sup>th</sup> Street NE plan.
  - ii. Chair Dundon opened a discussion on traffic safety around Lincoln Park, specifically the unsignalized crossings (two at 12<sup>th</sup> Street NE, two at Tennessee Avenue NE, one at 12<sup>th</sup> Street SE and one at Kentucky Avenue SE). With two lanes in the same direction, when one car stops for a pedestrian, often a vehicle in the other lane continues around the stopped car without acknowledging the pedestrian. Committee member Rogger suggested limiting the number of travel lanes around the park. Mark Sussman noted that the setbacks reduce visibility of pedestrians even while on his bike, and that the inner lane of Lincoln Park is dangerous in a way that encourages more lane changing and merging than necessary. Commissioner Gove requested that Mr. Diallo conduct a comprehensive review of the outstanding TSIs at the next TPS Committee meeting, to include those related to requests for raised crosswalks around Lincoln Park.
  - iii. For the reference of those residents who have been re-districted to Ward 7, DDOT's Ward 7 Community Engagement Specialist is Tanya Powell ([tanya.powell@dc.gov](mailto:tanya.powell@dc.gov)).
- C. Discussion of constituent concerns regarding speed tables on the 1200-block of D Street NE. Mr. Diallo had previously told Commissioner Gentile that two speed tables each were going to be installed at both the 1200-block and 1300-block of D Street NE. Presently only one speed table is installed at the 1200-block of D Street NE, but there are four signs on the block referencing speed tables. And that one speed table that is installed is so low as to be ineffective; it does not slow down vehicles, and even bicycles are not affected by it. On the 1300-block of D Street NE there are no signs warning drivers of the speed table coming up. Commissioner Gentile wants a written response from DDOT as to why the second speed table on the 1200-block of D Street NE was not installed, and also would like to know if the one existing speed table on the block is the correct height. Mr. Diallo responded that the work order only indicated one speed table, so perhaps there was a miscommunication.
- IV. New Business
- A. Chick-Fil-A Public Space Permit Application. Kevin Hiden and Carlos Mendia, representatives from the Chick-fil-A on Maryland Avenue NE presented their permit request for a six-foot high fence on public right-of-way adjacent to the business. The owner-operator has been concerned for the safety of Chick-fil-A staff who take orders on the west side of the property due to the occurrence of non-customers crossing through the property over the lower fence in the public space. Commissioner Gove noted that Brown AME Church was denied a similar request for a six-foot fence. Commissioner Alcorn asked if this fence design was consistent with the corporate identity of Chick-fil-A franchises elsewhere; it is. Committee member Lynch asked if the fence could be brought onto the privately-owned property, and Mr. Mendia replied that the property line goes through the drive-thru so that would not be possible.





## Committee Reports

### Transportation and Public Space (T&PS)



**Commissioner Dooling made the motion:** That ANC 6A send a letter to DDOT opposing Chick-Fil-A's application for a taller fence because the DC code does not allow fences greater than the current 42 inches in public space, and exceptions are only for high-security sites such as embassies.

**Commissioner Gentile seconded the motion.**

**The motion passed unanimously, with all ANC Commissioners and TPS Committee Members present voting yes.**

**Commissioner Dooling made the motion:** That ANC 6A send a letter to DDOT requesting that ANCs receive 30-day notice to review public space applications because ANCs meet only once a month.

**Commissioner Alcorn seconded the motion.**

**The motion passed unanimously, with all ANC Commissioners and TPS Committee Members present voting yes.**

- B. Washington Gas contractor obstruction of bike lanes on the 1000-block of Florida Avenue NE. *This agenda item was not discussed.*
- C. Request for support for an Art Block Party event and mural painting on H Street NE by community group, Our Climate. *This agenda item was not discussed.*
- D. Consideration of traffic safety improvements at 16th Street NE/SE and East Capitol Street, and 16th Street NE and A Street NE. Commissioner Alcorn led the discussion of three intersections without an all-way stop or traffic signal.
  - i. Community member Adam Owens noted the 16th St and East Capitol Street intersection has become a regular spot for accidents, including with one of his parked cars. He does not take 16th Street as often as he otherwise would for this reason.
  - ii. Community member Connie Kresge noted her car was totaled there in 2017, and another neighbor's car was totaled there this year. Pedestrian crossing signs are often on the ground because a vehicle has hit them.
  - iii. Community member Amy Helms re-emphasized points made by her neighbors, and strongly encouraged the four-way stop.
  - iv. Committee member Lynch noted that 10th Street and East Capitol Street intersection is a good precedent and example of a recently added four-way stop.
  - v. Community member Michael Cushman noted that DDOT treats East Capitol Street as a collector road, but everything east of Lincoln Park is treated differently than west of Lincoln Park. Mr. Cushman also commented that DDOT has recently put up 15 mph limit from 0800-1630 eastbound, but westbound is 15 mph is 0700-1830, and that it would be nice if we got enforcement when Eastern Senior High School is in session. He is disappointed that DDOT consistently manages to miss the point and eliminate any possibility of traffic calming on East Capitol Street.
  - vi. 1600 Block East Capitol Street neighbor - 10 children that live on this block and no one plays in their front yards because of this. The neighbor would request a stop sign or speed camera. It is way too dangerous to be out front

**Commissioner Alcorn made the motion:** That ANC 6A send a letter to DDOT recommending the installation of an all-way stop at the intersection of 16th St and East Capitol St NE and SE, and in that letter it should state that safety reasons necessitating the



## Committee Reports

### Transportation and Public Space (T&PS)



action are to mitigate crashes, and improve pedestrian, bicycle and student safety in the immediate area.

**TPS Committee Member Jeff Fletcher seconded the motion.**

**The motion passed unanimously, with all ANC Commissioners and TPS Committee Members present voting yes.**

- E. Consideration of traffic safety improvements on the 300-600 block of 19th St NE. Commissioner Alcorn led a discussion of safety concerns along 19th St NE, along with related TSIs.

**Commissioner Alcorn made the motion:** That ANC 6A send a letter to DDOT requesting traffic calming, or speed lights for the 300 to 700 blocks of 19th Street NE, and in making that recommendation we would also reference various open TSIs for that stretch, including one in progress as well as four submitted today.

**Commissioner Gove seconded the motion.**

**The motion passed unanimously, with all ANC Commissioners and TPS Committee Members present voting yes.**

- F. Discussion of improving curbside signage and/or requesting loading zone for a portion of the 1500 block of East Capitol St NE (the north side). Commissioner Alcorn led a discussion of parking issues and lack of enforcement along the 1500-block of East Capitol St NE.

**Commissioner Alcorn made the motion:** That ANC 6A send a letter to DDOT recommending the creation of a reasonably-sized loading zone on the north side of the 1500-block of East Capitol Street, recommend loading zone restrictions apply 7:00 AM to 7:00 PM, Monday through Saturday, and allow the prevailing Residential Parking Permit (RPP) designation with exceptions at all other times, recommend the ANC include in its letter a recommendation to install Zone 6 RPP signs with a 2-hour exception for any remaining curbside parking that is presently ambiguously signed and that is not used for a loading zone.

**Commissioner Dooling seconded the motion.**

**The motion passed unanimously, with all ANC Commissioners and TPS Committee Members present voting yes.**

V. Community Comment. None.

VI. Meeting adjourned at 8:50pm.



## Committee Reports Economic Development and Zoning Committee



### MINUTES

ANC 6A Economic Development & Zoning Committee Meeting  
Virtual Meeting via Zoom  
Wednesday, October 19, 2022 at 7:00 pm

#### **Present:**

Members: Brad Greenfield (Chair), Mike Cushman, Roberta Shapiro, Sam DeLuca, Jake Joyce, Ayisha Locket

Commissioners: Sondra Phillips-Gilbert, Phil Toomajian

Brad Greenfield chaired the meeting.

#### **Introductions of Committee Members and Commissioners**

#### **Community Comment**

None

#### **Previously Heard Cases**

Mr. Greenfield summarized previously heard cases.

#### **Old Business**

None

#### **New Business**

1. 1717 E Street NE (BZA #20821): Request for Special Exception zoning relief pursuant to Subtitle C § 305 and Subtitle X § 901.2 from the subdivision requirements of Subtitle C § 302.1, special exception zoning relief pursuant to Subtitle E § 205.5, Subtitle E § 5201, and Subtitle X § 901.2 from the rear addition requirements of Subtitle E § 205.4, area variance zoning relief pursuant to Subtitle X § 1002 from the building height requirements of Subtitle E § 303.1, area variance zoning relief pursuant to Subtitle X § 1002 from the front setback requirements of Subtitle E § 305.1, area variance zoning relief pursuant to Subtitle X § 1002 from the rear yard requirements of Subtitle E § 306.1, and use variance zoning relief pursuant to Subtitle X § 1002 from the matter-of-right uses of Subtitle U § 301 to construct two new, semi-detached, four-story, 4-unit, apartment houses in the RF-1 zone. *BZA Case scheduled for 12/14/2022.*

Alexandra Wilson and Rich Marcus presented the project and Reza Demani (the owner) also participated. The plan is to build two four unit apartment buildings. The property is currently an empty lot. Ms. Wilson discussed the water and sewer pipe easement that prevents construction on 60% of the property. Ms. Wilson also noted that originally DC Water approved the plan to do a more conventional construction, but later retracted that approval. All relief being sought was caused by the restrictions of the easement. Ms. Wilson also discussed different aspects of the relief being sought. She noted that no cellar is allowed, which is why the plan has four stories above grade.

Mr. Marcus noted that if it were not for the easement, the project could have four lots (with a special exception) with two units, so the density would be the same as the current plan.

Questions from the Committee include the massing of the building and how it will fit into the neighborhood, what exists on the adjacent lots, if there was a weight limit on what gets built on top



## Committee Reports

### Economic Development and Zoning Committee



of the sewer pipe that the easement is centered on, outreach to neighbors, the distance of each building from the rear neighbors, and whether the project would be viable with a smaller footprint. Mr. Demani noted that they were not allowed to do any construction or digging on top of the pipe. Mr. Marcus noted that none of the windows of the buildings will be looking out on adjacent neighbor properties.

Mr. Cushman asked about a building that had been constructed on top of the pipe and later torn down. Mr. Demani reviewed the history of the project. Mr. Demani discussed that the design for the project came from the adjacent development, and has a more modern aesthetic. Mr. Marcus reviewed the shadow study, noting that the shading impact is primarily on the building at 1709 E Street NE.

Commissioner Phillips-Gilbert noted that the vacant lot had been an eyesore in the neighborhood for a long time, and is negatively affecting property values. She also noted that the owner is hiring residents of the local neighborhood to work on the project, and has been active in the local church to help the local community. Two other residents of the block spoke in favor of the project.

**Mr. Greenfield moved that the EDZ recommend the ANC support the request for relief with the caveat that the owner make best efforts to get a letter of support from the neighbor at 1709 E Street NE. Mrs. Shapiro seconded the motion. The motion passed unanimously, seven votes for and none opposed.**

2. 1022 Maryland Avenue NE (BZA #20554): Request for Special Exception zoning relief pursuant to Subtitle U § 203.1, Subtitle U § 320.1, and Subtitle X § 901.2 from The matter-of-right uses of Subtitle U § 301 to permit a Health care facility for up to 15 persons in an existing, three-story, detached building in the RF-1 zone. *BZA Case scheduled for 12/14/2022.*

Lawrence Ferris, Danny Rico and Debby Shore presented the project. Mr. Ferris stated that the relief being sought was for a usage special exception for a youth residential home. Sasha Bruce is a long-term residential care facility for young people. Sasha Bruce is seeking to get their certificate of occupancy into compliance, with a maximum capacity of 15 individuals. Sasha Bruce is not seeking any change to their operations; they have been out of compliance with their zoning relief for some time. Ms. Shore reviews the history and service provided by Sasha Bruce at 1022 Maryland Avenue. Ms. Shore stated that they try to be a good neighbor and feel that they have been successful.

Ms. Shore stated that some of the delay in getting their Certificate of Occupancy into compliance was because changes in the zoning regulations left out youth residential care homes. This problem was recently fixed, and Sasha Bruce is now seeking to come into compliance. Mr. Rico discussed the importance of the Sasha Bruce Youthworks, being a home for young people who run away or flee abusive homes. Mr. Rico noted that this was the only facility in the city that provided these services, so having to reduce capacity or relocate would be problematic.

Mr. Ferris noted that in the 1990s, Sasha Bruce got zoning relief, but there was a time limit on the relief, and it expired in 2004. At the time, the fire inspector required a sprinkler system or fire escape from the third floor. A fire escape was installed five years later.

Questions from the committee included what the average daily census was over the last year, whether the use of the building is the most efficient use of that asset to Sasha Bruce, the history of the relief being sought, whether notification of the case had been posted, whether neighbors had the



## Committee Reports Economic Development and Zoning Committee



opportunity to express their opinions on the project, whether stipulations from the previous zoning relief had been implemented (including a community liaison), and whether there was any increase in operations or capacity Ms. Shore and Mr. Ferris stated that there was no increase in capacity or operations. Mrs. Shapiro noted that she lives across the street from the building, and has found them to be good neighbors.

Comments from the community were supportive of Sasha Bruce.

**Mr. Greenfield moved that the EDZ recommend that the ANC support the request for relief. Jake Joyce seconded the motion. The motion passed with seven votes for and one abstention.**

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, December 21, 2022  
7:00-9:00 pm  
Zoom information to be posted on ANC 6A Website**



## Committee Reports Economic Development and Zoning Committee



December XX, 2022

Mr. Clifford Moy  
Secretary of the Board of Zoning Adjustment  
Board of Zoning Adjustment  
441 4<sup>th</sup> St. NW, Suite 210  
Washington, DC 20001

Re: BZA Case No. 20554 (1022 Maryland Avenue, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on December 8, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the request for Special Exception zoning relief pursuant to Subtitle U § 203.1, Subtitle U § 320.1, and Subtitle X § 901.2 from The matter-of-right uses of Subtitle U § 301 to permit a youth residential care facility for up to 15 persons in an existing, three-story, detached building in the RF-1 zone..

Sasha Bruce Youthworks does vital work on our community and the city. In the time that they have been at 1022 Maryland Avenue, they have established themselves as good neighbors, and we are proud to have them in our neighborhood. The expansion of their use special exception to allow for a capacity of 15 persons does not represent an expansion of operations, and we do not expect it to cause any disruption to our neighborhood.

The owner has proven that the special exception criteria have been met through submission of architectural elevations and letters of support from neighbors.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) and Mr. Greenfield can be contacted at [brad.greenfield@gmail.com](mailto:brad.greenfield@gmail.com).

On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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

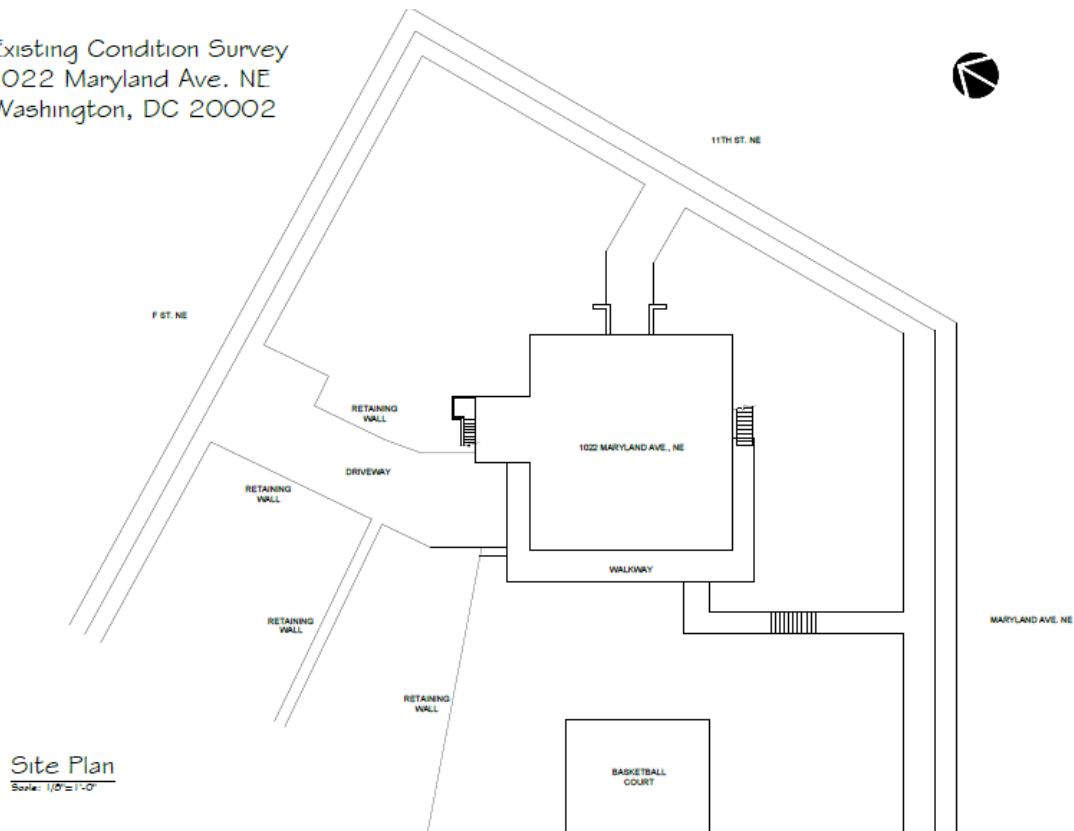




## Committee Reports Economic Development and Zoning Committee

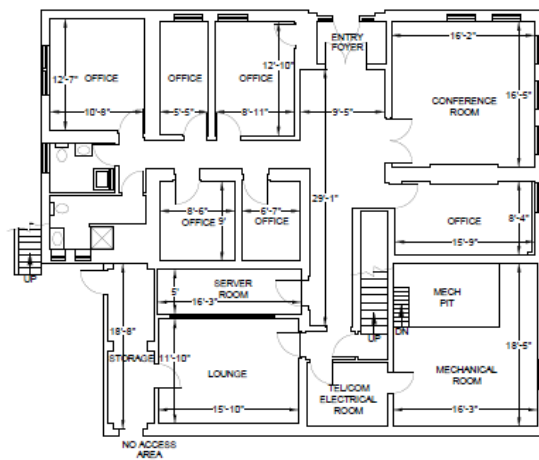


Existing Condition Survey  
1022 Maryland Ave. NE  
Washington, DC 20002



Site Plan  
Scale: 1/8"=1'-0"

Existing Condition Survey  
1022 Maryland Ave. NE  
Washington, DC 20002



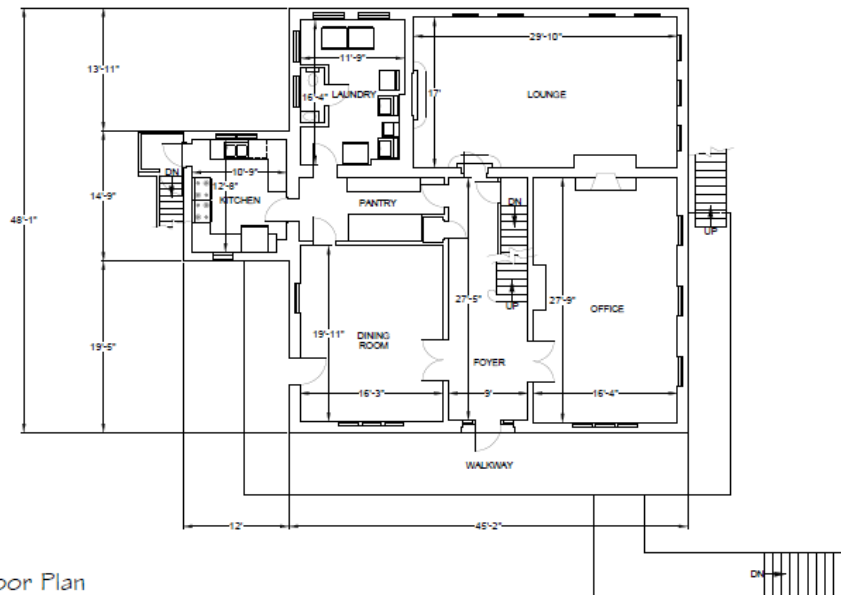
Basement Floor Plan  
Scale: 1/4"=1'-0"



## Committee Reports Economic Development and Zoning Committee



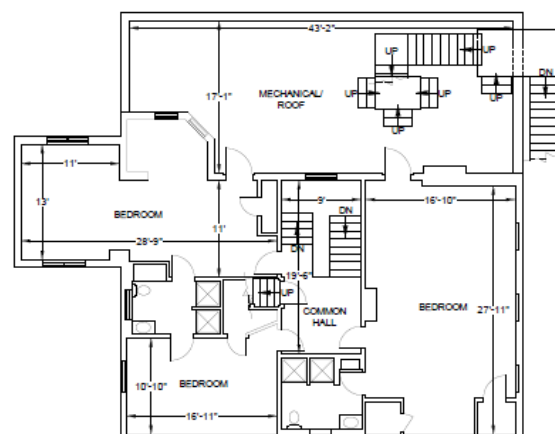
Existing Condition Survey  
1022 Maryland Ave. NE  
Washington, DC 20002



1st Floor Plan

Scale: 1/4" = 1'-0"

Existing Condition Survey  
1022 Maryland Ave. NE  
Washington, DC 20002



2nd Floor Plan

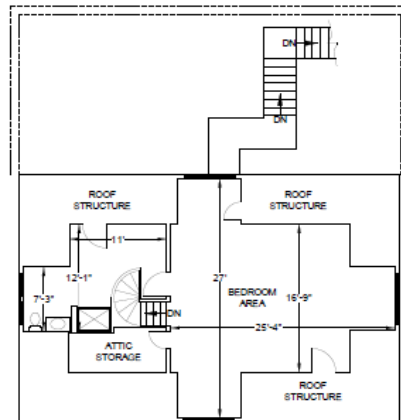
Scale: 1/4" = 1'-0"



## Committee Reports Economic Development and Zoning Committee



Existing Condition Survey  
1022 Maryland Ave. NE  
Washington, DC 20002



3rd Floor Plan  
Scale: 1/4" = 1'-0"



## Committee Reports Economic Development and Zoning Committee



### GOVERNMENT OF THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT



**Application No. 16622 of Sasha Bruce Youthwork, Inc.**, pursuant to 11 DCMR § 3104.1, for a special exception under subsection 335.1 to continue the operation of a youth residential care home for 5 additional residents, for a total of 15 residents, and rotating staff in an R-4 District at premises 1022 Maryland Avenue, N.E. (Square 961, Lot 803).

**NOTE: The Board amended and approved the application under subsection 303.1 of the Zoning Regulations, not subsection 335.1.**

**HEARING DATES:** October 24, 2000<sup>1</sup> and November 8, 2000  
**DECISION DATE:** December 5, 2000

### DECISION AND ORDER

#### **Preliminary and Procedural Matters**

**Request for Party Status:** The Board received requests for party status from Joshua B. Halpern and the Capitol Hill Restoration Society, represented by Lyle R. Schauer. Under 11 DCMR § 3106.3, the Board may grant a person party status only if that person “has clearly demonstrated that his or her interests will be more significantly, distinctively or uniquely affected in character or kind or kind” by the proposed zoning relief than those of the general public.

The Board determined that Joshua B. Halpern, through testimony and submission (Exhibit No. 23) should be granted party status. The reasons are: the rear of Mr. Halpern’s property is located in close proximity to the site; the rear of the site has direct view into Mr. Halpern’s yard and residence; and, there is an approximate 10 to 15 foot separation between the two buildings. The Board granted party status to Mr. Halpern.

The Board agreed with the Capitol Hill Restoration Society that they would be uniquely affected by the proposed action because the nature and size of the facility would directly affect members of the Society who reside in the neighborhood. The Board granted party status to the Society.

**Request to Waive the Filing Fee:** The applicant requested that the filing fee be waived, and identified the following reasons for the request: (1) the facility is a nonprofit organization

<sup>1</sup> At the October 24, 2000 public hearing, the Board determined that it did not have sufficient time to hear the case. The hearing was postponed to November 8, 2000.



## Committee Reports

### Economic Development and Zoning Committee



BZA Order No. 16622

Page No. 2

created for civic purposes; (2) the program is the only one in the city that provides emergency shelter to young people on a 24-hour a day basis; (3) the program is committed to providing services to young people who are in any government system but are homeless, abandoned or neglected and need shelter, protection and guidance; and, (4) the filing fee would be a tremendous hardship for the applicant (Exhibit No. 6).

The Board determined that the filing fee could not be waived because the applicant did not meet the criteria identified in the Zoning Regulations under subsection 3180.4.

**Purpose and Description of the Facility:** The name of the facility is Sasha Bruce House. It is a youth shelter whose mission is to provide housing and intervention to youths between 11 and 17 years old who are in a crisis. The shelter stabilizes a young person's immediate crisis and provides access to ongoing services. The focus of the facility is to preserve families while protecting the well being of the children and to facilitate alternative placements when family unification is not possible. The applicant feels that the residents should not be disconnected from the community in which they live. The young people receive shelter, food, supportive services, and counseling at the facility. The young people are not violent offenders with criminal records. There has been an overwhelming demand for the services that Sasha Bruce provides in the city. Many of these services were formerly provided by governmental agencies, which are no longer available.

The facility is short-term. Young people stay for an average of 14 to 21 days, during which time they are assigned household chores and learn skills in home living. Both males and females reside in the home. The young people attend school during the day and participate in a variety of activities and group counseling sessions after school. They also receive a wide range of support services, and family counseling is emphasized. The staff works on a rotating basis and consists of 17 people. There are three shifts of staff. They are 7:00 am to 3:00 pm, 2:30 pm to 10:30 pm, and 10:00 pm to 7:00 am. Volunteers assist at the site. The house includes dormitory style bedrooms, in addition to a living room, a dining room, a kitchen, counseling space and recreation area. Three on-site parking spaces are available (Exhibit Nos. 25 and 27).

The applicant operates an after-care program from the site for approximately 10 youths. The after-care program is for young people who have completed the residential portion of the program, but return for additional support. They are on the premises between the hours of 4:00 p.m. to 6:00 p.m.

Certificate of Occupancy No. B132492 established the use in 1983. The C of O was issued to the applicant to operate a "Youth Rehabilitation Home For 10 Residents" (Exhibit No. 8). The applicant is requesting zoning relief under subsection 303.1 of the Zoning Regulations, not subsection 335.1.

**Zoning:** The site is zoned R-4. The R-4 District permits matter-of-right development of residential uses, including detached, semi-detached and row single-family dwellings and flats. Conversion of existing buildings to apartments is permitted for lots with a minimum lot area of 900 square feet per dwelling unit. A youth residential care home is permitted, as a matter-of-right, in the R-4 District for up to eight persons. The facility is permitted for 9 to 15 persons, not



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including resident supervisors or staff and their families, if approved by the Board of Zoning Adjustment in accordance with the provisions specified sections 3104 and 303 of the Zoning Regulations.

**Office of Planning Report:** The Office of Planning reviewed the application and recommended that the Board approve the applicant's request (Exhibit No. 25). The Office of Planning's reasons for recommending approval of the application were:

- The applicant is requesting a modest increase in the number of young people residing on the premises;
- There are no other community-based residential facility within the subject square;
- There are no other community-based residential facilities within 500 feet of the site;
- Parking for employees and visitors to the property is adequately provided for by three on-site parking spaces at the rear of the building;
- There is not a great demand for on-site parking since the staff works on a rotating basis and the young people do not have automobiles;
- The existing facility is licensed by the Department of Health;
- The building is large enough to accommodate an additional five youths and is capable of meeting all applicable building, fire and health code licensing requirements;
- The facility was established at the site since 1976 and has not had a negative impact on the community; and,
- The facility meets the zoning standards for approval and is in harmony with the general purpose and intent of the Zoning Regulations and would not adversely affect the use of neighboring property.

The Office of Planning noted that occasional noise from the site is limited to the children playing outside. Sometime ago, there was a complaint from neighbors concerning trash. To address the issue, the applicant built an enclosed area for the storage of trash cans and contracted with a private trash company for pick-up service three times weekly.

**Advisory Neighborhood Commission:** The site is located in Advisory Neighborhood Commission (ANC) 6A07. Two letters were received from the Single Member District Commissioner of 6A07 indicating that the applicant had met with the community and that additional dialogue is necessary (Exhibit Nos. 31 and 47). The ANC Commissioner indicated that residents attending the meeting expressed opposition to the application.

**Capitol Hill Restoration Society:** Mr. Lyle R. Schauer stated that the Society supports, conditionally, the application. Mr. Schauer emphasized that it was essential that the facility be approved under the section of the Zoning Regulations dealing with youth residential care homes (§303.1) not rehabilitation and substance abusers' homes (§ 335.1).

**Opposition:** Residents within close proximity of the site submitted a petition asking the Board to deny the applicant's request. (Exhibit No. 32) The residents indicated that the existing facility has negatively impacted the surrounding residential neighborhood. The ongoing problems over a long time has been trash in front of the building produced by the young people who reside in the facility; the site's trash dumpster is open and unsecured, thus an area of rodent infestation;





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teenagers associated with the site have been seen drinking alcohol from parked cars; the teenagers have been, on several occasions, out of control outside of the facility without proper supervision; and, the facility's staff has not reached out to the community.

The Board received a letter requesting that the Board deny the applicant's request from Councilmember Sharon Ambrose, Ward 6. The Councilmember indicated that there are many problems associated with the site including: (1) compliance issues concerning other programs being run out of the facility, especially during after-school hours; (2) noise and litter surrounding the facility; (3) problems with teenage alcohol consumption, rowdy and disruptive behavior; (4) improper storage of garbage; and (5) the current staff at the facility is not adequately handling the problems with the 10 teenagers they now serve (Exhibit No. 41).

Mr. Halpern, party to the case, testified that the facility has been disruptive, not only to him personally, but to the community. Mr. Halpern indicated that the program director has been disingenuous about the number of residents who live at the home. He cited a manual entitled "Emergency Food and Shelter Directory" which list the facility as having a capacity of 15 beds, when the facility is only licensed to have 10 beds (Exhibit No. 39). Mr. Halpern indicated that there is another community-based residential facility within 500 feet of the site, Madison's Women's Shelter. He also stated there are other social service-type of facilities in close proximity to the site; namely, Goding School, which is used as a special education facility and Finley Boxing Club. These institutional facilities create excessive impacts on the neighborhood.

#### **Issues:**

The file documents the following as the major issues of the case:

- Noise – The residents of the home play basketball regularly in the yard, which creates a tremendous amount of noise. This activity, where as many as 10 young people can participate simultaneously, is very disruptive to the abutting property owners. In addition, the young people who attend the after-care program also contribute to the outdoor noise.
- Disruptive Behavior of the Residents – The young people are disrespectful to the residents of the community, partly because they are not adequately supervised.
- Litter – Trash is not being properly stored at the site. The lids of trash containers are not properly secured creating rodent problems. Trash overflows in the existing dumpsters. The grounds of the facility are unkempt. The public space surrounding the site contains debris.
- The Institutionalization of the Neighborhood – The many existing institutional facilities create a shortage of on-street parking spaces, increased litter and a constant flow of people in and out of the neighborhood.

**Response of the Applicant to the Neighborhood's Concerns:** The applicant, with the Board's guidance, outlined the following steps that would be taken to ameliorate the issues at the site:



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- Establish a Community Liaison Committee to give residents the opportunity to discuss and rectify problems as they occur and to provide continuous dialogue;
- Provide increased supervision of the young people;
- Relocate the basketball hoop so that it would no longer be disruptive to the abutting property owner;
- Erect a fence between the site and the abutting property to buffer noise and the activities of the facility;
- Plant evergreens and shrubbery on the property;
- Provide trash pick up three times weekly to prevent overflow in the dumpsters;
- Reiterate to the staff the importance of supervising the youths who are responsible for taking trash to the dumpster and stressing the importance of closing the dumpsters' doors;
- Emphasize to staff the need to remove debris, daily, from around the perimeter of the premises; and
- Revise the house rules to state, "All youth must be respectful of the neighbors and the community". (The rules are reviewed at the time of intake of each youth and are reviewed on a regular basis.)

### **FINDINGS OF FACT**

1. The site is located in Square 961 on Lot 803 at premises 1022 Maryland Avenue, N.E. The irregularly shaped site is located on the northwest corner of 11<sup>th</sup> Street and Maryland Avenue, N.E., in the Ward 6 section of the city. Square 961 is triangular in shape. The site occupies a significant portion of the eastern portion of the site. Single-family row dwellings occupy the western portion of the square. The property contains a land area of 14,994 square feet.
2. The site is developed with a three-story, detached large building. The building occupies approximately one-fourth of the site; the remaining portion is used as open space. Three parking spaces are located on the site. The front of the property is flat and the rear slopes significantly.
3. The site is located in a residentially zoned community. A majority of the buildings surrounding the site are single-family row houses. Apartment buildings, schools and churches are interspersed throughout the area.
4. The applicant is proposing to increase the number of persons residing in the home by five. The applicant has a Certificate of Occupancy for ten residents and has housed them on the



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site for 17 years. Housing the additional five young adults at the site would not require an expansion of the building.

5. The applicant initiated a series of actions to rectify the problems identified by the residents who are opposed to the application. The applicant established a Community Liaison Program as a vehicle to address difficulties which may arise between the residents of the facility and those in the neighborhood; relocated those on-site activities which could cause a disturbance away from the abutting property; improved the physical appearance of the grounds of the site by planting evergreens and shrubbery; initiated new policies to encourage better communication between the residents of the facility and the neighborhood; and, committed to better management of the trash collection and receptacles.
6. No one who testified in opposition to the application requested that the facility be closed. The testimony indicates that the service provided by the facility serves a critical need in the District of Columbia. The opposition primarily wanted the facility to operate and be maintained more efficiently.
7. The residents of the home are young adults who receive shelter, food, support service and counseling when they are having difficulty at home. The young people are not violent criminal offenders with a record. The facility's purpose and mission is to provide a safe place for youths in a crisis, in a neighborhood setting.
8. The Board received reports from Advisory Neighborhood Commission 6A; however, they do not meet the requirements identified in subsection 3115.1 of the Zoning Regulations. Specifically, the ANC did not have a quorum at the meeting when the applicant discussed the application with the community, and the chairperson and vice-chairperson did not sign the report received by the Board.
9. The site meets and exceeds the number of on-site parking spaces required by the Zoning Regulations.

### CONCLUSIONS OF LAW AND OPINION

The Board is authorized under the Zoning Act of June 20, 1938 (52 Stat. 797, as amended; D.C. Code § 5-424 (g)(2)(1994)), to grant special exceptions as provided in the Zoning Regulations. Sasha Bruce Youthwork, Inc. applied under 11 DCMR § 3104.1 for a special exception under 11 DCMR § 303.1 to continue the operation of a youth residential care home facility for five additional residents, for a total of 15 residents, and rotating staff. The notice requirements of 11 DCMR § 3113 for the public hearing on the application have been met.

Under § 303.1 of the Zoning Regulations, youth residential care homes or community residence facilities for 9 to 15 persons, not including resident supervisors or staff and their families, are permitted in an R-4 District if approved by the Board of Zoning Adjustment in accordance with the conditions specified in § 3104. The Board may grant a special exception where in the



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judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property. In order to grant a special exception to permit the youth residential care home to increase the number of residents by five at the site, the Board must find that the proposed use is not likely to become objectionable to neighboring property because of noise, traffic, operations, or the number of similar facilities in the area.

The Board finds that the applicant has operated the youth residential care home from the site for 17 years. The applicant has demonstrated, during that time, that the facility can co-exist with its neighbors. None of the persons who expressed dissatisfaction with the facility wanted it to close. The residents of the neighborhood who expressed opposition to the application wanted the facility to operate more efficiently.

The Board finds that increasing the number of residents at the home by five people would not created adverse impacts on the neighborhood. The issues that were of significant concern were noise, litter, the behavior of the young adults who reside in the home, the institutionalization of the neighborhood, and compliance with regulatory requirements. The applicant took action to address the concerns of the residents by doing the following: created a Community Liaison Committee that will be responsible for dealing with problems that may arise in the neighborhood; relocated on-site activities away from the abutting residential properties; erected a fence to buffer noise and other on-site activities; provided improved landscaping; increased the frequency of trash pick-up; cleaned and secured the trash area; committed to walking the perimeter of the site daily to pick-up trash; revised the house rules so that each youth knows that he/she has a responsibility to be respectful of the neighbors and the community. The Board did not receive any evidence that the applicant was not in compliance with the regulatory requirements for operating the existing facility. The building and its grounds are large enough to accommodate the increase.

The record reflects that there is a community-based residential facility within the subject square and within 500 feet of the site, a women's shelter. The Board finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood. Both facilities have co-existed for sometime and provide a vital service to the neighborhood, and the community at large. Neither of these facilities provides service to residents who are involved with the criminal justice system.

The Board is required to give "great weight" to the recommendation of the Office of Planning. The Board considered and agreed with the OP's assessment that applicant has met the burden of proof for granting the special exception. OP acknowledged that the applicant took action to address the issues that were brought to its attention by residents of the neighborhood. The Board accorded OP the "great weight" to which it is entitled.

The Board was unable to give "great weight" to the written report of Advisory Neighborhood Commission 6A because it did not meet the requirements identified in § 3115.1 of the Zoning Regulations.





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For the reasons stated above, the Board concludes that the applicant has met the burden of proof for granting the special exception to increase by five the number of residents residing in the home. It is hereby **ORDERED** the application be **APPROVED** with the following **CONDITIONS**:

1. Approval shall be for **THREE YEARS**.
2. No more than 15 residents shall reside in the facility, at any one time.
3. Staff shall be provided as required by the licensing process.
4. The facility shall operate 24-hours daily, seven days per week.
5. The applicant shall comply, and build on, the house rules that have been implemented.
6. The applicant shall maintain the established Community Liaison Program. The liaison group shall meet bi-monthly. The applicant is responsible for notifying the members of the liaison and the neighborhood of meetings.
7. The applicant shall maintain two on-site parking spaces.
8. The appropriate trash receptacles shall be provided. The receptacles shall be secured and trash shall be removed from the premises three times per week.
9. Trash shall be picked up from the perimeter of the premises daily.
10. The applicant shall provide vermin abatement, as needed.

**VOTE: 3-1-1** (Sheila Cross Reid, Rodney Moulden, Robert Sockwell to approve; Anne Renshaw opposed to the motion; Carol Mitten, not present not voting.)

### BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

Each concurring member has approved the issuance of this Order.

  
JERRILY R. KRESS, FAIA  
Director

**MAR 16 2001**

Date of Approval: \_\_\_\_\_



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PURSUANT TO 11 § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN SIX MONTHS AFTER IT BECOMES EFFECTIVE UNLESS THE USE APPROVED IN THIS ORDER IS ESTABLISHED WITHIN SUCH SIX-MONTH PERIOD.

PURSUANT TO 11 DCMR § 3205, FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART, SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

THE APPLICANT SHALL COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, CODIFIED AS CHAPTER 25 IN TITLE 1 OF THE D.C. CODE. *SEE* D.C. CODE § 1-2531 (1999). THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THE HUMAN RIGHTS ACT. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

**BAB/2.16.01**





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### GOVERNMENT OF THE DISTRICT OF COLUMBIA Board of Zoning Adjustment



Office of Zoning

#### BZA APPLICATION NO. 16622

As Director of the Office of Zoning, I hereby certify and attest that on **MAR 16 2001** a copy of the order entered on that date in this matter was mailed first class, postage prepaid, to each party who appeared and participated in the public hearing concerning the matter, and who is listed below:

Deborah Shore & Catherine Jackson  
Sasha Bruce Youthwork, Inc.  
741 8<sup>th</sup> Street, S.E.  
Washington, DC 20003

Michael Johnson, Zoning Administrator  
Dept. of Consumer and Regulatory Affairs  
Building and Land Regulation Admin.  
941 North Capitol Street, N.E., Suite 2000  
Washington, DC 20009

Ivette Basterrechea, Chairperson  
Advisory Neighborhood Commission 6A  
624 H Street, N.E., Ground Floor  
Washington, DC 20002

Lyle Schauer  
Capitol Hill Restoration Society  
P.O. Box 15264  
Washington, DC 20003-0264

Joshua B. Halpern  
515 10<sup>th</sup> Street, N.E.  
Washington, DC 20002

Councilmember Sharon Ambrose  
Ward Six  
441 4<sup>th</sup> Street, N.W., Suite 710  
Washington, DC 20001

ATTESTED BY:

  
JERRILY R. KRESS, FAIA  
Director

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## New Business

