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District of Columbia REGISTER

HIGHLIGHTS

- D.C. Council schedules a public hearing on "DC's Housing Affordability and Preservation Ecosystem"
- D.C. Council schedules a public hearing on Bill 26-141, the Eviction Reform Amendment Act of 2025 and Bill 26-126, the Fair Housing Practices Amendment Act of 2025
- D.C. Council schedules a public hearing on "Titles II-VI, VIII, IX, and XI of B26-164, the Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) Act of 2025"
- Department of Health solicits partners to develop asthma control and tobacco cessation education materials for primary care, mental, and behavior healthcare professionals
- Metropolitan Police Department updates the Firearms Control Regulations
- Department of Motor Vehicles establishes standards governing the Automated Traffic Enforcement Income-Based Fine Reduction Pilot Amnesty Program

DISTRICT OF COLUMBIA REGISTER

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The District of Columbia Office of Documents and Administrative Issuances publishes the *District of Columbia Register* (ISSN 0419-439X) every Friday under the authority of the *District of Columbia Documents Act*, D.C. Law 2-153, effective March 6, 1979, D.C. Official Code § 2-611 *et seq*. (2016 Repl.). The policies which govern the publication of the *Register* are set forth in the Rules of the Office of Documents and Administrative· Issuances (1 DCMR §§300, et seq.). The Rules of the Office of Documents and Administrative Issuances are available online at dcregs.dc.gov. Rulemaking documents are also subject to the requirements of the *District of Columbia Administrative Procedure Act*, D.C. Official Code §§2-50l *et seq*. (2016 Repl.).

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The deadline for filing documents for publication for District of Columbia Agencies, Boards, Commissions, and Public Charter schools is THURSDAY, NOON of the previous week before publication. The deadline for filing documents for publication for the Council of the District of Columbia is WEDNESDAY, NOON of the week of publication. If an official District of Columbia government holiday falls on Thursday, the deadline for filing documents is Wednesday. Email the Office of Documents and Administrative Issuances at dcdocuments@dc.gov to request the *District of Columbia Register* publication schedule.

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DISTRICT OF COLUMBIA
OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES

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VICTOR L. REID, ESQ.
ADMINISTRATOR

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ENROLLED ORIGINAL

A RESOLUTION

26-98

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

April 29, 2025

To declare the existence of an emergency with respect to the need to amend the Fiscal Year 2026 Budget Submission Requirements Resolution of 2024 to provide for a new date for transmission of the Fiscal Year 2026 budget by the Mayor to the Council.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the "Fiscal Year 2026 Budget Submission Requirements Emergency Declaration Resolution of 2025".

Sec. 2. (a) The Fiscal Year 2026 Budget Submission Requirements Resolution of 2024, effective December 3, 2024 (Res. 25-740; 71 DCR 15826), pursuant to the Home Rule Act, set April 2, 2025 as the date for the transmission of the Fiscal Year 2026 Budget to the Council. However, the Mayor did not meet that date.

(b) The February 28, 2025, revenue estimate upon which the Mayor's proposed budget is to be based included significant slowing of revenue growth, requiring reductions in recurring programs as part of the Fiscal Year 2026 budget. In addition, Congress has excluded a standard appropriations provision when adopting the Federal Fiscal Year 2025 continuing appropriations resolution that has forced the District to revise its Fiscal Year 2025 spending to levels appropriated for Fiscal Year 2024, a cut of over $1 billion from the current year budget.

(c) The proposed May 15, 2025, date of transmission is based on:

(1) More certainty from the Mayor as to when there will be "pencils down" on the Fiscal Year 2025 supplemental budget that the Mayor has chosen to pursue; and

(2) A better understanding from the Office of the Chief Financial Officer as to how long they will need to process the supplemental budget and how flexible they will be as to when they will issue newly revised revenue estimates, which ordinarily would issue after the Council completes its work on the budget, but, because of the Mayor's delay, this year will issue during Council consideration.

(d) Approval on an emergency basis of the change in the date of the budget transmission is necessary to provide the Council and the public certainty as to the schedule for the Council to complete action on the revised Fiscal Year 2025 budget and the Fiscal Year 2026 budget, and will allow the Council to move forward with setting a revised schedule of committee meetings, markup, and adoption of the Fiscal Year 2026 budget.

ENROLLED ORIGINAL

Sec. 3. The Council of the District of Columbia finds that the circumstances enumerated in section 2 constitute emergency circumstances making it necessary that the Fiscal Year 2026 Budget Submission Requirements Emergency Amendment Resolution of 2025 be adopted after a single reading.

Sec. 4. This resolution shall take effect immediately.

ENROLLED ORIGINAL

A RESOLUTION

26-99

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

April 29, 2025

To amend, on an emergency basis, the Fiscal Year 2026 Budget Submission Requirements Resolution of 2024 to provide for a new date for transmission of the Fiscal Year 2026 budget by the Mayor to the Council.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the "Fiscal Year 2026 Budget Submission Requirements Emergency Amendment Resolution of 2025".

Sec. 2. The Fiscal Year 2026 Budget Submission Requirements Resolution of 2024, effective December 3, 2024 (Res. 25-740; 71 DCR 15826), is amended as follows:

(a) Section 2 is amended by striking the phrase "not later than April 2, 2025," and inserting the phrase "not later than May 15, 2025, unless another date is set by subsequent resolution of the Council," in its place.

(b) Section 3(3) is amended as follows:

(1) The lead-in language is amended by striking the phrase "April 2, 2025:" and inserting the phrase "May 15, 2025:" in its place.

(2) Subparagraph (D) is amended by striking the phrase "produced from PeopleSoft on April 2, 2025," and inserting the phrase "produced from PeopleSoft on May 15, 2025," in its place.

Sec. 3. This resolution shall take effect immediately.

COUNCIL OF THE DISTRICT OF COLUMBIA

NOTICE OF INTENT TO ACT ON NEW LEGISLATION

The Council of the District of Columbia hereby gives notice of its intention to consider the following legislative matters for final Council action in not less than 15 days. Referrals of legislation to various committees of the Council are listed below and are subject to change at the legislative meeting immediately following or coinciding with the date of introduction. It is also noted that legislation may be co-sponsored by other Councilmembers after its introduction.

Interested persons wishing to comment may do so in writing addressed to Nyasha Smith, Secretary to the Council, 1350 Pennsylvania Avenue, NW, Room 5, Washington, D.C. 20004. Copies of bills and proposed resolutions are available in the Legislative Services Division, 1350 Pennsylvania Avenue, NW, Room 10, Washington, D.C. 20004, Telephone: 724-8050 or online at http://www.dccouncil.gov.

COUNCIL OF THE DISTRICT OF COLUMBIA PROPOSED LEGISLATION

B26-0233 Petition Administration Clarification Amendment Act of 2025

Intro. 04-28-2025 by Councilmembers Bonds, McDuffie, and Frumin and referred to the Committee on Executive Administration and Labor

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B26-0234 Henry E. Baker Alley Designation Act of 2025

Intro. 04-29-2025 by Councilmember Nadeau and referred to the Committee of the Whole

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B26-0237 4111 Kansas Avenue NW Timeline Extension and Tax Forgiveness Act of 2025

Intro. 05-01-2025 by Councilmember Lewis George and referred to the Committee on Business and Economic Development

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B26-0242 Marvin “Slush” Gross Way Designation Act of 2025

Intro. 05-05-2025 by Councilmembers R. White, Lewis George, and Nadeau and referred to the Committee of the Whole

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PR26-0183 Child Support Guideline Commission Tianna Gibbs Reappointment Resolution of 2025

Intro. 04-25-2025 by Chairman Mendelson and referred to the Committee of the Whole

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PR26-0184 Citizen Review Panel Dr. Tyra Moore Reappointment Resolution of 2025

Intro. 04-25-2025 by Chairman Mendelson and referred to the Committee of the Whole

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PR26-0185 Multiyear Contract Number 2025-LRSP-04A with Harvard Court Owner, LLC Approval Resolution of 2025

Intro. 04-28-2025 by Chairman Mendelson and referred to the Retained by the Council with comments from the Committee on Housing

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PR26-0186 Multiyear Contract Number 2025-LRSP-03A with 2607 Connecticut LLC Approval Resolution of 2025

Intro. 04-28-2025 by Chairman Mendelson and referred to the Retained by the Council with comments from the Committee on Housing

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COUNCIL OF THE DISTRICT OF COLUMBIA
COMMITTEE ON EXECUTIVE ADMINISTRATION AND LABOR
NOTICE OF PUBLIC HEARING
1350 Pennsylvania Avenue, NW, Washington, DC 20004

REVISED NOTICE

COUNCILMEMBER ANITA BONDS, CHAIRPERSON
COMMITTEE ON EXECUTIVE ADMINISTRATION AND LABOR

ANNOUNCES A PUBLIC HEARING

on the matter of

B26-136 - Special Election in the Office of Delegate Amendment Act of 2025

B26-43 - Marion S. Barry Summer Youth Employment Program Creditable Service Benefit Amendment Act of 2025

B26-182 - Universal Paid Leave Portability Amendment Act of 2025

B26-185 - Fair Hiring Opportunities for Public Employment (HOPE) Amendment Act of 2025

On

May 14, 2025 at 10:00 am in Room 500
In Person and via Zoom

https://dccouncil-us.zoom.us/j/89590121504?pwd=qW7dt3jcemD54QJmM18HjX8lzMeHah.1

On May 14, 2025 at 10:00 am, At-Large Councilmember Anita Bonds will hold a public hearing on four bills: B26-136 - **Special Election in the Office of Delegate Amendment Act of 2025,** B26-43 - **Marion S. Barry Summer Youth Employment Program Creditable Service Benefit Amendment Act of 2025**, B26-182 - **Universal Paid Leave Portability Amendment Act of 2025**, B26-185 - **Fair Hiring Opportunities for Public Employment (HOPE) Amendment Act of 2025**.

B26-136, the **Special Election in the Office of Delegate Amendment Act of 2025**, would require that the Board of Elections hold a special election to fill a vacancy in the office of Delegate within 49 days after the declaration by the Speaker of the House of Representatives of extraordinary circumstances, which is defined as more than 100 vacancies in the House of Representatives.

B26-43, the **Marion S. Barry Summer Youth Employment Program Creditable Service Benefit Amendment Act of 2025**, provides that participation in a Marion S. Barry Summer Youth Employment Program will contribute to creditable service for purposes of retirement for a participant meeting the specified requirements who becomes a District government employee.

B26-182, the **Universal Paid Leave Portability Amendment Act of 2025,** amend the Universal Paid Leave Act of 2016 to provide that an individual may be eligible for 25 benefits if they are unemployed and not receiving unemployment insurance benefits.

B26-185, the **Fair Hiring Opportunities for Public Employment (HOPE) Amendment Act of 2025,** creates a hiring preference for graduates of transitional employment programs and clarifies how criminal history is reviewed in the hiring process.

Persons who wish to testify are requested to register on the District's Hearing Management System, linked here: https://lims.dccouncil.gov/hearings/.

Alternatively, persons wishing to testify may either email the Committee at ceal@dccouncil.gov or telephone the Committee at (202) 724-8198, at least two business days before the hearing and provide their name, address, telephone number, email address, organizational affiliation and title, if any. Witnesses are encouraged to submit an electronic version of their testimony to ceal@dccouncil.gov. Oral testimony will be limited to 5 minutes for those testifying on behalf of an organization and 3 minutes for those testifying on behalf of themselves. **The deadline to submit written testimony for the record is May 28, 2025 at 5:00PM.**

The hearing can be viewed on Cable Channel 13 (DCCTV), at www.dccouncil.gov and www.entertainment.dc.gov, and on the Committee on Executive Administration and Labor's YouTube (https://www.youtube.com/@EALCommittee/streams).

Witnesses who anticipate needing language interpretation or require sign language interpretation are encouraged to inform the Committee of the need as soon as possible, but no later than five business days before the proceeding. The Committee will make every effort to fulfill timely requests, however requests received in less than five business days may not be fulfilled.

If someone is unable to testify at the public hearing, written statements are encouraged and will be made a part of the official record. Written statements should be submitted to the Committee on Executive Administration and Labor, John A. Wilson Building, 1350 Pennsylvania Avenue, N.W., Suite 116, Washington, D.C. 20004 or by email at ceal@dccouncil.gov.

This notice was revised to reflect a change in the date of the public hearing from Friday, May 9 to Wednesday, May 14.

COMMITTEE ON HOUSING

ROBERT C. WHITE, JR., CHAIR
COUNCIL OF THE DISTRICT OF COLUMBIA

Notice of Public Hearing on

DC's Housing Affordability and Preservation Ecosystem

B26-141, the Eviction Reform Amendment Act of 2025

B26-126, the Fair Housing Practices Amendment Act of 2025

Titles II-VI, VIII, IX, and XI of B26-164, the Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) Act of 2025

B26-228, the Common Sense TOPA Reform Amendment Act of 2025

Wednesday, May 28, 2025, 9:30 AM
In the John A. Wilson Building, 1350 Pennsylvania Avenue, N.W., Room 123
and via Zoom

Those not participating may watch live online via:
https://dccouncil.gov/hearings/
https://www.entertainment.dc.gov/page/live-tv
https://youtube.com/@committeeonhousingdc

The District of Columbia's Housing Ecosystem is a dynamic and multifaceted framework of legislation, policy, public-private partnerships, and resident engagement mechanisms designed to address the full continuum of housing needs—from homelessness prevention and eviction reform to affordable housing production, tenant rights, landlord incentives, and governance reform. Housing production and preservation in DC have slowed alarmingly. Some affordable housing providers warn of impending financial collapse. Without reliable rent revenues and fresh preservation investments, housing providers struggle to maintain the high-quality housing that all District residents deserve, and foreclosures may permanently eliminate existing legal commitments to maintain relatively affordable housing prices.

On Wednesday, May 28, 2025, Councilmember Robert C. White, Jr., Chair of the Committee on Housing, will hold a public hearing to evaluate existing legislative proposals that attempt to respond to these concerns and to fine-tune amendments born out of the Councilmember's extensive work touring troubled rental housing properties, hearing from a range of stakeholders at public hearings, and meeting individually with tenants, first-time homebuyers, rental housing providers, policy

experts in and outside the local executive branch, and policy advocates representing a wide range of views.

The public hearing will take place in hybrid format in Room 123 of the John A. Wilson Building and via the Zoom web conferencing platform beginning at 9:30AM. Members of the public will be able to view the public hearing at:

- https://dccouncil.gov/hearings/
- www.entertainment.dc.gov/page/live-tv, and
- https://youtube.com/@committeeonhousingdc.

The Eviction Reform Act, introduced by Council Chairman Phil Mendelson, would:

- Give judges discretion not to automatically dismiss cases where housing providers seeking eviction fail to complete certain tenant notice requirements before filing suit or where their initial lawsuit filings contain certain deficiencies.
- Shorten certain eviction lawsuit summons period requirements.
- Allow a housing provider seeking eviction for nonpayment of rent to obtain a prompt order that rent be paid into the court registry during the case, with an opportunity for the tenant to contest the rent amount at a hearing after the initial order.
- Create a new basis for eviction when a tenant has committed certain violent crimes on the premises, as determined by a judge based on a preponderance of evidence at a hearing, with certain exceptions such as for victims of domestic violence; and establish expedited timelines for both the hearings on these matters and any evictions that result.

The Fair Housing Practices Act, introduced by Councilmember Charles Allen, would:

- Require rental housing providers to factor any common-area utility charges into tenants' base rent, rather than subjecting tenants to unpredictable separate fees.
- Require rental housing providers to notify former tenants of any outstanding balances within 45 days after move-out, and prohibit debt collection activities where such notice is not served.

The RENTAL Act, introduced on behalf of Mayor Muriel Bowser, consists of 11 substantive titles, of which Chairman Mendelson has referred 8 to the Committee on Housing:

- Title II, Public Safety Evictions, and Title III, Court Eviction Procedures, are similar to the Eviction Reform bill in that they would establish a violent crime cause of action for evictions (but based on an arrest or charge rather than judicial finding), require prompt registry payment orders where requested by the landlord in an eviction case, and give judges additional discretion not to dismiss eviction cases for landlords' procedural failures. Title III would also allow housing providers to serve eviction lawsuit pre-filing notices by email

and allow evictions for repeated lease violations of the same character in a 1-year period.

- Title IV, Tenant Opportunity to Purchase Act, would change which buildings are subject to the existing Tenant Opportunity to Purchase Act (TOPA), including by:
    - Exempting properties built in the last 25 years where at least 51% of achieved rents are above the affordability threshold for households making 80% of the Area Median Income (AMI).
    - Exempting properties where at least 50% of the units are affordable to households making 80% AMI or less under a covenant of at least 20 years, including at least 5 years after the sale of the building.
    - Allowing certain changes to the makeup of building owner entities where new partners or investors make capital contributions.
- Title V, Local Rent Supplement Program, would allow the District government to allocate locally funded site-specific project-based vouchers that support households making up to 50% AMI. Tenant-based local vouchers would remain limited to households making 30% AMI or less.
- Title VI, DC Low-Income Housing Tax Credit, would make locally funded tax credits available to additional projects that do not receive federal tax credit support.
- Title VIII, Land Acquisition and Disposition Authority, would permit the Mayor to dispose of real property without Council approval if the property was acquired for the purposes of the Community Development Act of 1975.
- Title IX, Facilitation of Resale of Inclusionary Zoning Units, would build on the District government's current authority to purchase inclusionary zoning units for resale to eligible homebuyers, and expressly permit the government to facilitate similar third-party transactions.
- Title XI, District of Columbia Housing Authority Board of Directors, would replace the current temporary Stabilization and Reform Board of the DC Housing Authority (DCHA) with a board of 9 members appointed by the Mayor, subject to new term limits, and would increase Board members' stipends.

The Common Sense TOPA Reform Act, introduced by Councilmember Nadeau, would:

- Exempt buildings from TOPA for the first 3 years after construction.
- Require the creation of standard forms and an online data clearinghouse regarding TOPA transactions.
- Insulate tenants from potentially unproductive outreach by requiring that initial offers of sale be shared with only certain parties during the first 15 days, establishing a certification credential for tenant support providers and purchasers meeting certain qualifications, and imposing a "cooling-off period" for tenants to make decisions about assigning their purchase rights.

- Establish that certain forms of coercion, retaliation, harassment, and fraud against TOPA tenants are unlawful and allow affected parties to recover costs and fees in lawsuits over these and other TOPA violations.

The Committee invites the public to testify live or to submit written testimony. Anyone wishing to testify must sign up at lims.dccouncil.gov/hearings/or by phone at (202) 727-8270 by the close of business on Monday, May 26. Witnesses are encouraged, but not required, to submit their testimony in writing electronically in advance at lims.dccouncil.gov/hearings/. Witnesses may choose to participate in person or remotely via Zoom. The Committee will follow-up with witnesses with additional instructions on how to provide testimony in advance of the proceeding.

All public witnesses will be allowed a maximum of 4 minutes to testify, while Advisory Neighborhood Commissioners will be permitted five minutes to testify. At the discretion of the Chair, the length of time provided for oral testimony may be reduced.

Witnesses who anticipate needing language interpretation, or require sign language interpretation, are requested to inform the Committee of the need as soon as possible but no later than five (5) business days before the proceeding. We will make every effort to fulfill timely requests, however requests received in less than five (5) business days may not be fulfilled and alternatives may be offered.

The Committee also encourages the public to submit written testimony to be included for the public record. Copies of written testimony should be submitted at lims.dccouncil.gov/hearings/. The record for this public hearing will close at the close of business on Wednesday, June 4, 2025.

COUNCIL OF THE DISTRICT OF COLUMBIA

CONSIDERATION OF TEMPORARY LEGISLATION

B26-207, Certified Business Enterprise Program Compliance and Enforcement Support Temporary Amendment Act of 2025,

B26-236, Child Fatality Review Committee Temporary Amendment Act of 2025, and

B26-240, Uniform College Athlete Name, Image, or Likeness Temporary Amendment Act of 2025.

These temporary measures were adopted on May 6, 2025. A final reading on these measures will occur on June 3, 2025.

COUNCIL OF THE DISTRICT OF COLUMBIA EXCEPTED SERVICE
APPOINTMENTS AS OF March 31, 2025

NOTICE OF EXCEPTED SERVICE EMPLOYEES

D.C. Code § 1-609.03(c) requires that a list of all new appointees to Excepted Service positions established under the provisions of § 1-609.03(a) be published in the D.C. Register. In accordance with the foregoing, the following information is hereby published for the following positions.

COUNCIL OF THE DISTRICT OF COLUMBIA			
NAME	**POSITION TITLE**	**GRADE**	**TYPE OF APPOINTMENT**
Brittany Boone	Information Tech Specialist	8	Excepted
Warner Dixon	Legislative Assistant	4	Excepted
Catherine Grady	Performance Analyst	5	Excepted
Donna Harris	Communications Director	6	Excepted
Trisha Kondabala	Legislative Assistant	5	Excepted
Andrianna Lovelace	Constituent Services Coordinator	3	Excepted
Nneka Onyekwuluje	Legislative Assistant	5	Excepted
Emelie Shany	Legislative Assistant	5	Excepted
Artilie Wright	Chief of Staff	10	Excepted

COUNCIL OF THE DISTRICT OF COLUMBIA
EXCEPTED SERVICE APPOINTMENTS AS OF April 30, 2025

NOTICE OF EXCEPTED SERVICE EMPLOYEES

D.C. Code § 1-609.03(c) requires that a list of all new appointees to Excepted Service positions established under the provisions of § 1-609.03(a) be published in the D.C. Register. In accordance with the foregoing, the following information is hereby published for the following positions.

COUNCIL OF THE DISTRICT OF COLUMBIA			
NAME	**POSITION TITLE**	**GRADE**	**TYPE OF APPOINTMENT**
Brandi Calhoun	Special Assistant	8	Excepted
Kevin DeGood	Legislative Director	8	Excepted
La'Prea Holton	Special Assistant	7	Excepted
Jennifer Kauffman	Senior Legislative Assistant	8	Excepted
Nicholas Pcholkin	Legislative Director	8	Excepted
Whitney Sweetwine	Communications Director	7	Excepted

COUNCIL OF THE DISTRICT OF COLUMBIA
The Wilson Building

Notice of Reprogramming Disapproval

Chairman Mendelson and Councilmembers Allen and Nadeau filed on May 5, 2025, the "No. 26-0021 District of Columbia Public Schools Local Funds Reprogramming Request Disapproval Resolution of 2025", PR 26-191, in the Office of the Secretary. The attach Request to reprogram Fiscal Year 2025 Local funds budget authority in the amount of $1,018,212 within the District of Columbia Public Schools (DCPS) was filed in the Office of the Secretary Monday April 21, 2025. The funds are needed to support administrative addons such as supply cards and special pay for eligible school-based employees.

The Council review period for Reprogramming 26-21 has been extended to 30 days, ending on Wednesday, May 21, 2025. If the Council does not adopt a resolution of approval or disapproval during this period, the reprogramming will be deemed approved on Thursday, May 22, 2025.

COUNCIL OF THE DISTRICT OF COLUMBIA
Notice of Reprogramming Requests

Pursuant to DC Official Code Sec 47-361 et seq. of the Reprogramming Policy Act of 1990, the Council of the District of Columbia gives notice that the Mayor has transmitted the following reprogramming request(s).

A reprogramming will become effective on the 15th day after official receipt unless a Member of the Council files a notice of disapproval of the request which extends the Council's review period to 30 days. If such notice is given, a reprogramming will become effective on the 31st day after its official receipt unless a resolution of approval or disapproval is adopted by the Council prior to that time.

Comments should be addressed to the Secretary to the Council, John A. Wilson Building, 1350 Pennsylvania Avenue, NW, and Room 5 Washington, D.C. 20004. Copies of reprogramming's are available in Legislative Services, Room 10.
Telephone: 724-8050

Reprog. 26-0030: Request to reprogram Fiscal Year 2025 Local funds budget authority in the amount of $500,000 within the District of Columbia Public Library (DCPL) was filed in the Office of the Secretary Wednesday April 30, 2025. Funds are needed to support project management services for the newly implemented Integrated Library System (ILS) at the DC Public Library.

RECEIVED: 14-day review begins May 1, 2025

Reprog. 26-0031: Request to reprogram Fiscal Year 2025 Special Purpose Revenue funds budget authority in the amount of $9,147,283 within the District of Columbia Public Charter School Board (DCPCSB) was filed in the Office of the Secretary Wednesday April 30, 2025. The funds are needed to align the budget with spending plans. project.

RECEIVED: 14-day review begins May 1, 2025

Reprog. 26-0032: Request to reprogram Fiscal Year 2025 Local funds budget authority in the amount of $5,517,836 within the Department of Health (DOH) was filed in the Office of the Secretary Monday May 5, 2025. Funds are needed to support the direct management of the School Health Service Program and the School-Based Health Center within DOH.

RECEIVED: 14-day review begins May 6, 2025

Reprog. 26-0033: Request to reprogram Fiscal Year 2025 Local funds budget authority in the amount of $76,000 within the District of Columbia Public Schools (DCPS) was filed in the Office of the Secretary Monday May 5, 2025. The funds are needed to properly align the budget to support spending for Kelly Miller Middle School.

RECEIVED: 14-day review begins May 6, 2025

Reprog. 26-0034: Request to reprogram Capital funds budget authority and allotment in the amount of $11,815,484 from the Department of General Services (DGS) to the Department of Parks and Recreation (DPR) was filed in the Office of the Secretary Monday May 5, 2025. This request reprograms capital funds from the DPR-owned and DGS implemented Anacostia Recreation Center project to a newly established DPR capital project with the same name.

RECEIVED: 14-day review begins May 6, 2025

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-075479 **License Class/Type: C Restaurant**
Applicant: Family Brothers Corporation
Trade Name: My Canton Restaurant
SMD: 1C07

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

1772 COLUMBIA ROAD NW, WASHINGTON, DC 20009

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Entertainment Sidewalk Cafe

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	10 am - 2 am	10 am - 2 am	8pm - 1am
Monday:	10 am - 2 am	10 am - 2 am	No Entertainment -
Tuesday:	10 am - 2 am	10 am - 2 am	No Entertainment -
Wednesday:	10 am - 2 am	10 am - 2 am	8 pm - 1 am
Thursday:	10 am - 2 am	10 am - 2 am	8 pm - 1 am
Friday:	10 am - 3 am	10 am - 3 am	8 pm - 1 am
Saturday:	10 am - 3 am	10 am - 3 am	8 pm - 1 am

	Hours Of Sidewalk Cafe Operation	Hours Of Sales Sidewalk Cafe
Sunday:	10 am - 11 pm	10 am - 11 pm
Monday:	11 am - 11 pm	11 am - 11 pm
Tuesday:	11 am - 11 pm	11 am - 11 pm
Wednesday:	11 am - 11 pm	11 am - 11 pm
Thursday:	11 am - 11 pm	11 am - 11 pm
Friday:	11 am - 12 am	11 am - 12 am
Saturday:	10 am - 12 am	10 am - 12 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-071179 **License Class/Type: C Restaurant**
Applicant: El Tamarindo, Inc.
Trade Name: El Tamarindo Adam Morgan
SMD: 1C01

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

1785 FLORIDA AVENUE NW, WASHINGTON, DC 20009

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Dancing Entertainment Sidewalk Cafe

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	24 hours	11 am - 2 am	6 pm - 12 am
Monday:	6 am - 2 am	11 am - 2 am	6 pm - 2 am
Tuesday:	6 am - 2 am	11 am - 2 am	6 pm - 2 am
Wednesday:	6 am - 2 am	11 am - 2 am	6 pm - 2 am
Thursday:	6 am - 2 am	11 am - 2 am	6 pm - 2 am
Friday:	24 hours	11 am - 3 am	6 pm - 3 am
Saturday:	24 hours	11 am - 3 am	6 pm - 3 am

	Hours Of Sidewalk Cafe Operation	Hours Of Sales Sidewalk Cafe
Sunday:	11am - 11pm	11am - 11pm
Monday:	11am - 11pm	11am - 11pm
Tuesday:	11am - 11pm	11am - 11pm
Wednesday:	11am - 11pm	11am - 11pm
Thursday:	11am - 11pm	11am - 11pm
Friday:	11am - 12am	11am - 12am
Saturday:	11am - 12am	11am - 12am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-060383 **License Class/Type: C Restaurant**
Applicant: Harlou Inc.
Trade Name: Tunnicliffs Tavern
SMD: 6B02

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

222 7TH STREET SE, WASHINGTON, DC 20003

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Sidewalk Cafe

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	9 am - 2 am	10 am - 2 am	-
Monday:	9 am - 2 am	9 am - 2 am	-
Tuesday:	9 am - 2 am	9 am - 2 am	-
Wednesday:	9 am - 2 am	9 am - 2 am	-
Thursday:	9 am - 2 am	9 am - 2 am	-
Friday:	9 am - 3 am	9 am - 3 am	-
Saturday:	9 am - 3 am	9 am - 3 am	-

	Hours Of Sidewalk Cafe Operation	Hours Of Sales Sidewalk Cafe
Sunday:	9 am - 2 am	10 am - 2 am
Monday:	9 am - 2 am	9 am - 2 am
Tuesday:	9 am - 2 am	9 am - 2 am
Wednesday:	9 am - 2 am	9 am - 2 am
Thursday:	9 am - 2 am	9 am - 2 am
Friday:	9 am - 3 am	9 am - 3 am
Saturday:	9 am - 3 am	9 am - 3 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-081773 **License Class/Type: C Multipurpose**
Applicant: Event Network, LLC
Trade Name: Ford's Theatre Gift Shop
SMD: 2C03

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

511 10TH STREET NW, WASHINGTON, DC 20004

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	8 am - 2 am	10 am - 2 am	-
Monday:	8 am - 2 am	8 am - 2 am	-
Tuesday:	8 am - 2 am	8 am - 2 am	-
Wednesday:	8 am - 2 am	8 am - 2 am	-
Thursday:	8 am - 2 am	8 am - 2 am	-
Friday:	8 am - 2 am	8 am - 2 am	-
Saturday:	8 am - 2 am	8 am - 2 am	-

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-085973 **License Class/Type: C Restaurant**
Applicant: Mai Thai of Georgetown , LLC
Trade Name: Mai Thai of Georgetown
SMD: 2E03

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

3251 PROSPECT STREET NW, WASHINGTON, DC 20007

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Sidewalk Cafe Summer Garden

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

	Hours Of Sidewalk Cafe Operation	Hours of Summer Garden Operation
Sunday:	11:30 am - 12 am	11 am - 12 am
Monday:	11:30 am - 12 am	11 am - 12 am
Tuesday:	11:30 am - 12 am	11 am - 12 am
Wednesday:	11:30 am - 12 am	11 am - 12 am
Thursday:	11:30 am - 12 am	11 am - 12 am
Friday:	11:30 am - 12 am	11 am - 12 am
Saturday:	11:30 am - 12 am	11 am - 12 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-086012 **License Class/Type: C Restaurant**
Applicant: The Juniper Group, LLC
Trade Name: The Blaguard
SMD: 1C01

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

2003 18TH STREET NW, WASHINGTON, DC 20009

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Sidewalk Cafe

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

	Hours Of Sidewalk Cafe Operation	Hours Of Sales Sidewalk Cafe
Sunday:	11 am - 2 am	11 am - 2 am
Monday:	11 am - 2 am	11 am - 2 am
Tuesday:	11 am - 2 am	11 am - 2 am
Wednesday:	11 am - 2 am	11 am - 2 am
Thursday:	11 am - 2 am	11 am - 2 am
Friday:	11 am - 3 am	11 am - 3 am
Saturday:	11 am - 3 am	11 am - 3 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-096141 **License Class/Type: C Restaurant**
Applicant: Zion Kitchen and Trading, Inc.
Trade Name: ZK Lounge
SMD: 5C05

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

1805 MONTANA AVENUE NE, WASHINGTON, DC 20002

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Entertainment

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	10 am - 2 am	10 am - 2 am	6 pm - 2 am
Monday:	10 am - 2 am	10 am - 2 am	6 pm - 2 am
Tuesday:	10 am - 2 am	10 am - 2 am	6 pm - 2 am
Wednesday:	10 am - 2 am	10 am - 2 am	6 pm - 2am
Thursday:	10 am - 2 am	10 am - 2 am	6 pm - 2 am
Friday:	10 am - 3 am	10 am - 3 am	6 pm - 3 am
Saturday:	10 am - 3 am	10 am - 3 am	6 pm - 3 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-096716 **License Class/Type: C Restaurant**
Applicant: Army Distaff Foundation, Inc.
Trade Name: Knollwood Apartments
SMD: 3/4G02

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

6200 OREGON AVENUE NW, WASHINGTON, DC 20015

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Entertainment Summer Garden

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	8 am - 12 am	12 pm - 12 am	12 pm - 12 am
Monday:	8 am - 12 am	12 pm - 12 am	12 pm - 12 am
Tuesday:	8 am - 12 am	12 pm - 12 am	12 pm - 12 am
Wednesday:	8 am - 12 am	12 pm - 12 am	12 pm - 12 am
Thursday:	8 am - 12 am	12 pm - 12 am	12 pm - 12 am
Friday:	8 am - 2 am	12 pm - 2 am	12 pm - 2 am
Saturday:	8 am - 2 am	12 pm - 2 am	12 pm - 2 am

	Hours of Summer Garden Operation	Hours of Sales Summer Garden
Sunday:	10 am - 12 am	10 am - 12 am
Monday:	10 am - 12 am	10 am - 12 am
Tuesday:	10 am - 12 am	10 am - 12 am
Wednesday:	10 am - 12 am	10 am - 12 am
Thursday:	10 am - 12 am	10 am - 12 am
Friday:	10 am - 12 am	10 am - 12 am
Saturday:	10 am - 12 am	10 am - 12 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-098286 **License Class/Type: D Restaurant**
Applicant: HD Enterprises, Inc.
Trade Name: Hunan Dynasty
SMD: 6B02

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

215 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

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

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-100855 **License Class/Type: C Restaurant**
Applicant: Half Smoke, LLC
Trade Name: Half Smoke
SMD: 1B02

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

651 FLORIDA AVENUE NW, WASHINGTON, DC 20001

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Entertainment Summer Garden

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	11 am - 2 am	11 am - 2 am	11 am - 2 am
Monday:	11 am - 2 am	11 am - 2 am	6 pm - 2 am
Tuesday:	11 am - 2 am	11 am - 2 am	6 pm - 2 am
Wednesday:	11 am - 2 am	11 am - 2 am	6 pm - 2 am
Thursday:	11 am - 2 am	11 am - 2 am	6 pm - 2 am
Friday:	11 am - 3 am	11 am - 3 am	6 pm - 3 am
Saturday:	11 am - 3 am	11 am - 3 am	11 am - 3 am

	Hours of Summer Garden Operation	Hours of Sales Summer Garden
Sunday:	11 am - 12 am	11 am - 12 am
Monday:	11 am - 12 am	11 am - 12 am
Tuesday:	11 am - 12 am	11 am - 12 am
Wednesday:	11 am - 12 am	11 am - 12 am
Thursday:	11 am - 1 am	11 am - 1 am
Friday:	11 am - 2 am	11 am - 2 am
Saturday:	11 am - 2 am	11 am - 2 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-101833 **License Class/Type: C Restaurant**
Applicant: AMML, LLC
Trade Name: LUPO OSTERIA
SMD: 3D05

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

4814 MACARTHUR BOULEVARD NW, WASHINGTON, DC 20007

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

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

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-107202 **License Class/Type: C Restaurant**
Applicant: Lahlou, LLC
Trade Name: Lupo Marino
SMD: 6D01

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

20 PEARL STREET SW, WASHINGTON, DC 20024

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Summer Garden

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	10 am - 2 am	10 am - 2 am	-
Monday:	8 am - 2 am	8 am - 2 am	-
Tuesday:	8 am - 2 am	8 am - 2 am	-
Wednesday:	8 am - 2 am	8 am - 2 am	-
Thursday:	8 am - 2 am	8 am - 2 am	-
Friday:	8 am - 3 am	8 am - 3 am	-
Saturday:	8 am - 3 am	8 am - 3 am	-

	Hours of Summer Garden Operation	Hours of Sales Summer Garden
Sunday:	12 pm - 10 pm	12 pm - 10 pm
Monday:	3 pm - 10 pm	3 pm - 10 pm
Tuesday:	3 pm - 10 pm	3 pm - 10 pm
Wednesday:	3 pm - 10 pm	3 pm - 10 pm
Thursday:	3 pm - 10 pm	3 pm - 10 pm
Friday:	3 pm - 12 am	3 pm - 12 am
Saturday:	3 pm - 12 am	3 pm - 12 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-108125 **License Class/Type: C Restaurant**
Applicant: Spero L.L.C.
Trade Name: Reverie
SMD: 2E05

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

3210 GRACE STREET NW, WASHINGTON, DC 20007

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Summer Garden

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	8 am - 1 am	10 am - 1 am	-
Monday:	8 am - 1 am	10 am - 1 am	-
Tuesday:	8 am - 1 am	10 am - 1 am	-
Wednesday:	8 am - 1 am	10 am - 1 am	-
Thursday:	8 am - 1 am	10 am - 1 am	-
Friday:	8 am - 2 am	10 am - 2 am	-
Saturday:	8 am - 2 am	10 am - 2 am	-

	Hours of Summer Garden Operation	Hours of Sales Summer Garden
Sunday:	8 am - 12 am	10 am - 12 am
Monday:	8 am - 12 am	10 m - 12 am
Tuesday:	8 am - 12 am	10 am - 12 am
Wednesday:	8 am - 12 am	10 am - 12 am
Thursday:	8 am - 12 am	10 am - 12 am
Friday:	8 am - 12 am	10 am - 12 am
Saturday:	8am - 12 am	10 am - 12 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-110630 **License Class/Type: C Restaurant**
Applicant: Italiani, LLC
Trade Name: Stellina Pizzeria
SMD: 5D01

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

399 MORSE STREET NE, WASHINGTON, DC 20002

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Sidewalk Cafe

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	11 am - 11:30 pm	11 am - 11:30 pm	-
Monday:	11 am - 11:30 pm	11 am - 11:30 pm	-
Tuesday:	11 am - 11:30 pm	11 am - 11:30 pm	-
Wednesday:	11 am - 11:30 pm	11 am - 11:30 pm	-
Thursday:	11 am - 12:30 am	11 am - 12:30 am	-
Friday:	11 am - 12:30 am	11 am - 12:30 am	-
Saturday:	11 am - 12:30 am	11 am - 12:30 am	-

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

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-111118, -2, -3 **License Class/Type: D Marine Vessel**
Applicant: Potomac Paddle Pub, LLC
Trade Name: Potomac Paddle Pub, Potomac Paddle Club, Potomac Tiki Club
SMD: 6D01

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

101 MARKET SQUARE SW, WASHINGTON, DC 20024

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	9 am - 12am	9 am - 12am	-
Monday:	9am - 12am	9am - 12am	-
Tuesday:	9am - 12am	9am - 12am	-
Wednesday:	9am - 12am	9am - 12am	-
Thursday:	9am - 12am	9am - 12am	-
Friday:	9 am - 12am	9 am - 12am	-
Saturday:	9 am - 12am	9 am - 12am	-

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-111146 **License Class/Type: C Restaurant**
Applicant: Zeppelin Restaurant DC, LLC
Trade Name: Zeppelin
SMD: 2G02

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

1544 9TH STREET NW, WASHINGTON, DC 20001

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Entertainment Sidewalk Cafe

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	8am - 2 am	8am - 2am	6pm - 1:30am
Monday:	8am - 2am	8am - 2am	6pm - 1:30am
Tuesday:	8am - 2am	8am - 2am	6pm - 1:30am
Wednesday:	8am - 2am	8am - 2am	6pm - 1:30am
Thursday:	8am - 2am	8am - 2am	6pm - 1:30am
Friday:	8am - 3am	8am - 3am	6pm - 2:30am
Saturday:	8am - 3am	8am - 3am	6pm - 2:30am

	Hours Of Sidewalk Cafe Operation	Hours Of Sales Sidewalk Cafe
Sunday:	8am - 12am	8am - 12am
Monday:	8am - 12am	8am - 12am
Tuesday:	8am - 12 am	8am - 12am
Wednesday:	8am - 12am	8am - 12am
Thursday:	8am - 12am	8am - 12am
Friday:	8am - 12am	8am - 12am
Saturday:	8am - 12am	8am - 12am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-113763 **License Class/Type: C Restaurant**
Applicant: La Nicchia, LLC
Trade Name: Retrobottega
SMD: 1C07

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

2435 18TH STREET NW, WASHINGTON, DC 20009

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Dancing Entertainment Sidewalk Cafe

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	11 am - 2 am	11 am - 1:30 am	-
Monday:	11 am - 2 am	11 am - 1:30 am	-
Tuesday:	11 am - 2 am	11 am - 1:30 am	-
Wednesday:	11 am - 2 am	11 am - 1:30 am	-
Thursday:	11 am - 2 am	11 am - 1:30 am	10 pm - 1 am
Friday:	11 am - 3 am	11 am - 2:30 am	10 pm - 2 am
Saturday:	11 am - 3 am	11 am - 2:30 am	10 pm - 2 am

	Hours Of Sidewalk Cafe Operation	Hours Of Sales Sidewalk Cafe
Sunday:	11 am - 8 pm	11 am - 8 pm
Monday:	11 am - 8 pm	11 am - 8 pm
Tuesday:	11 am - 8 pm	11 am - 8 pm
Wednesday:	11 am - 8 pm	11 am - 8 pm
Thursday:	11 am - 1 am	11 am - 1 am
Friday:	11am - 2 am	11 am - 2 am
Saturday:	11am - 2 am	11 am - 2 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-114565 **License Class/Type: C Restaurant**
Applicant: La Casita Partners DC, Inc.
Trade Name: La Casita Pupuseria & Comedor
SMD: 5D01

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

1280 4TH STREET NE, WASHINGTON, DC 20002

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Summer Garden

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	8 am - 1 am	8 am - 1 am	-
Monday:	8 am - 1 am	8 am - 1 am	-
Tuesday:	8 am - 1 am	8 am - 1 am	-
Wednesday:	8 am - 1 am	8 am - 1 am	-
Thursday:	8 am - 1 am	8 am - 1 am	-
Friday:	8 am - 1 am	8 am - 1 am	-
Saturday:	8 am - 1 am	8 am - 1 am	-

	Hours of Summer Garden Operation	Hours of Sales Summer Garden
Sunday:	8 am - 1 am	8 am - 1 am
Monday:	8 am - 1 am	8 am - 1 am
Tuesday:	8 am - 1 am	8 am - 1 am
Wednesday:	8 am - 1 am	8 am - 1 am
Thursday:	8 am - 1 am	8 am - 1 am
Friday:	8 am - 1 am	8 am - 1 am
Saturday:	8 am - 1 am	8 am - 1 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-118936 **License Class/Type: C Restaurant**
Applicant: Afghan Bistro Three LLC
Trade Name: Afghania
SMD: 2E06

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

2811 M STREET NW, WASHINGTON, DC 20007

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

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

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-119120 **License Class/Type: C Restaurant**
Applicant: Marcellino, LLC
Trade Name: Tari Trattoria
SMD: 5D01

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

300 MORSE STREET NE, #0001, WASHINGTON, DC 20002

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Summer Garden

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

	Hours of Summer Garden Operation	Hours of Sales Summer Garden
Sunday:	11 am - 2 am	11 am - 2 am
Monday:	11 am - 2 am	11 am - 2 am
Tuesday:	11 am - 2 am	11 am - 2 am
Wednesday:	11 am - 2 am	11 am - 2 am
Thursday:	11 am - 2 am	11 am - 2 am
Friday:	11 am - 2 am	11 am - 2 am
Saturday:	11 am - 2 am	11 am - 2 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-119742 **License Class/Type: C Restaurant**
Applicant: Italiani K Street, LLC
Trade Name: Stellina Pizzeria
SMD: 6E01

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

508 K STREET NW, WASHINGTON, DC 20001

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

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

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-121064 **License Class/Type: C Restaurant**
Applicant: Momo DC, LLC
Trade Name: Echo Box
SMD: 2B04

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

1633 Q STREET NW, WASHINGTON, DC 20009

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Cover Charge Dancing Entertainment Summer Garden

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

	Hours of Summer Garden Operation	Hours of Sales Summer Garden
Sunday:	11am - 2am	11am - 2am
Monday:	11am - 2am	11am - 2am
Tuesday:	11am - 2am	11am - 2am
Wednesday:	11am - 2am	11am - 2am
Thursday:	11am - 2am	11am - 2am
Friday:	11am - 2am	11am - 2am
Saturday:	11am - 2am	11am - 2am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-121421 **License Class/Type: C Restaurant**
Applicant: Planta DC LLC
Trade Name: Planta Queen
SMD: 2A06

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

1200 NEW HAMPSHIRE AVENUE NW, WASHINGTON, DC 20036

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	8 am - 12 am	8 am - 12 am	-
Monday:	8 am - 12 am	8 am - 12 am	-
Tuesday:	8 am - 12 am	8 am - 12 am	-
Wednesday:	8 am - 12 am	8 am - 12 am	-
Thursday:	8 am - 12 am	8 am - 12 am	-
Friday:	8 am - 12 am	8 am - 12 am	-
Saturday:	8 am - 12 am	8 am - 12 am	-

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-121545 **License Class/Type: C Restaurant**
Applicant: East End, LLC
Trade Name: Baby Shank
SMD: 2B08

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

1602 U STREET NW, WASHINGTON, DC 20009

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Dancing Entertainment Summer Garden

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	10 am - 2 am	10 am - 2am	6 pm - 2 am
Monday:	10 am - 2 am	10 am - 2 am	6 pm - 2 am
Tuesday:	10 am - 2 am	10 am - 2 am	6 pm - 2 am
Wednesday:	10 am - 2 am	10 am - 2 am	6 pm - 2 am
Thursday:	10 am - 2 am	10 am - 2 am	6 pm - 2 am
Friday:	10 am - 3 am	10 am - 3 am	6 pm - 3 am
Saturday:	10 am - 3 am	10 am - 3 am	6pm - 6 am

	Hours of Summer Garden Operation	Hours of Sales Summer Garden
Sunday:	10 am - 1 am	10 am - 1 am
Monday:	10 am - 1 am	10 am - 1 am
Tuesday:	10 am - 1 am	10 am - 1 am
Wednesday:	10am - 1 am	10 am - 1 am
Thursday:	10 am - 1 am	10 am - 1 am
Friday:	10 am - 2:30 am	10 am - 2 am
Saturday:	10 am - 2:30 am	10 am - 2 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-123399 **License Class/Type: C Restaurant**
Applicant: STK Washington DC, LLC
Trade Name: STK Steakhouse
SMD: 2G05

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

901 MASSACHUSETTS AVENUE NW, WASHINGTON, DC 20001

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Entertainment Sidewalk Cafe

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	11 am - 1 am	11 am - 1 am	6 pm - 1 am
Monday:	11 am - 1 am	11 am - 1 am	6 pm - 1 am
Tuesday:	11 am - 1 am	11 am - 1 am	6 pm - 1 am
Wednesday:	11 am - 1 am	11 am - 1 am	6 pm - 1 am
Thursday:	11 am - 1 am	11 am - 1 am	6 pm - 1 am
Friday:	11 am - 2 am	11 am - 2 am	6 pm - 2 am
Saturday:	11 am - 2 am	11 am - 2 am	6 pm - 2 am

	Hours Of Sidewalk Cafe Operation	Hours Of Sales Sidewalk Cafe
Sunday:	11 am - 11 pm	11 am - 11 pm
Monday:	11 am - 1 am	11 am - 1 am
Tuesday:	11 am - 1 am	11 am - 1 am
Wednesday:	11 am - 1 am	11 am - 1 am
Thursday:	11 am - 1 am	11 am - 1 am
Friday:	11 am - 1 am	11 am - 1 am
Saturday:	11 am - 1 am	11 am - 1 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-123635 **License Class/Type: C Restaurant**
Applicant: Kyojin Restaurant Group, LLC
Trade Name: Kyojin Sushi
SMD: 2E05

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

3315 CADY'S ALLEY NW, #B, WASHINGTON, DC 20007

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Entertainment

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

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-123801 **License Class/Type: C Hotel**
Applicant: Sonesta DC Hotel, LLC
Trade Name: Royal Sonesta Capitol Hill (The) / Bistro Du Jour Capitol Hill
SMD: 6E07

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

20 MASSACHUSETTS AVENUE NW, WASHINGTON, DC 20001

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Dancing Entertainment Sidewalk Cafe Summer Garden

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	24hrs - 24hrs	6am - 2am	8am - 2am
Monday:	24hrs - 24hrs	6am - 2am	8am - 2am
Tuesday:	24hrs - 24hrs	6am - 2am	8am - 2am
Wednesday:	24hrs - 24hrs	6am - 2am	8am - 2am
Thursday:	24hrs - 24hrs	6am - 2am	8am - 2am
Friday:	24hrs - 24hrs	6am - 3am	8am - 3am
Saturday:	24hrs - 24hrs	6am - 3am	8am - 3am

	Hours Of Sidewalk Cafe Operation	Hours of Summer Garden Operation
Sunday:	6am - 1:30am	6am - 1:30am
Monday:	6am - 1:30am	6am - 1:30am
Tuesday:	6am - 1:30am	6am - 1:30am
Wednesday:	6am - 1:30am	6am - 1:30am
Thursday:	6am - 1:30am	6am - 1:30am
Friday:	6am - 2:30am	6am - 2:30am
Saturday:	6am - 2:30am	6am - 2:30am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-123908 **License Class/Type: C Restaurant**
Applicant: Pho House, LLC
Trade Name: Pho House
SMD: 1B02

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

637 T STREET NW, WASHINGTON, DC 20001

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	11 am - 9 pm	11 am - 9 pm	-
Monday:	11 am - 9 pm	11 am - 9 pm	-
Tuesday:	11 am - 9 pm	11 am - 9 pm	-
Wednesday:	11 am - 9 pm	11 am - 9 pm	-
Thursday:	11 am - 9 pm	11 am - 9 pm	-
Friday:	11 am - 9 pm	11 am - 9 pm	-
Saturday:	11 am - 9 pm	11 am - 9 pm	-

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-125545 **License Class/Type: C Restaurant**
Applicant: Just Add Water, Inc.
Trade Name: Ceibo
SMD: 1C01

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

2106 18TH STREET NW, WASHINGTON, DC 20009

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

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

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
5/9/2025

Notice is hereby given that:
License Number: ABRA-128701 **License Class/Type: C Restaurant**
Applicant: The Continent DC LLC
Trade Name: The Continent DC
SMD: 2C02

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

1110 VERMONT AVENUE NW, WASHINGTON, DC 20005

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

6/23/2025

A HEARING WILL BE HELD ON:
7/14/2025

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

ENDORSEMENT(S): Entertainment Sidewalk Cafe

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	11 am - 2 am	11 am - 2 am	11 am - 1:30 am
Monday:	11 am - 2 am	11 am - 2 am	11 am - 1:30 am
Tuesday:	11 am - 2 am	11 am - 2 am	11 am - 1:30 am
Wednesday:	11 am - 2 am	11 am - 2 am	11 am - 1:30 am
Thursday:	11 am - 2 am	11 am - 2 am	11 am - 1:30 am
Friday:	11 am - 3 am	11 am - 3 am	11 am - 3am
Saturday:	11 am - 3 am	11 am - 3 am	11 am - 3 am

	Hours Of Sidewalk Cafe Operation	Hours Of Sales Sidewalk Cafe
Sunday:	11 am - 1 am	11 am - 1 am
Monday:	11 am - 12 am	11 am - 12 am
Tuesday:	11 am - 12 am	11 am - 12 am
Wednesday:	11 am - 12 am	11 am - 12 am
Thursday:	11 am - 12 am	11 am - 12 am
Friday:	11 am - 1:30 am	11 am - 1:30 am
Saturday:	11 am - 1:30 am	11 am - 1:30 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING

Placard Posting Date:	May 9, 2025
Protest Petition Deadline:	June 23, 2025
Roll Call Hearing Date:	July 14, 2025
Protest Hearing Date:	August 13, 2025
License No.:	ABCA-127009
Licensee:	Top Level, LLC
Trade Name:	Aligned
Registration/License Type:	Medical Cannabis Retailer
Address:	3715 Macomb Street N.W.
Retailer Contact:	Brittney General: (301) 247-6120; generalbrittney@gmail.com

WARD 3 ANC 3A SMD 3A03

Notice is hereby given that the above-named medical cannabis retailer applicant has requested a safe-use treatment facility endorsement to be located at **3715 Macomb Street N.W.** Pursuant to Title 22-C of the DCMR (Medical Cannabis Program) objectors are entitled to be heard regarding the endorsement application. Petitions and/or requests to appear before the ABC Board must be filed electronically to abca.legal@dc.gov on or before the petition deadline. **The Roll Call Hearing is scheduled for July 21, 2025, at 10 a.m., Suite 4200-B, 899 North Capitol Street, N.E., Washington, DC 20002.** The **Protest Hearing date** is scheduled for **September 10, 2025, at 1:30 p.m.** All hearings before the Board are conducted virtually.

NATURE OF SUBSTANTIAL CHANGES

The existing medical cannabis retailer applicant is requesting to operate a safe-use treatment facility **3715 Macomb Street, N.W.** The proposed facility with approximately 1,541 square feet of space will provide cannabis flowers, cannabis concentrates, and a line of edible products and home delivery services to registered patients in Washington, D.C. The applicant is requesting to add a safe-use treatment facility endorsement to its current operations.

HOURS OF OPERATION FOR RETAILER

Sunday – 9am – 7pm, Monday-Wednesday 8am-9pm, Thursday- Saturday 8am – 11pm

HOURS OF RETAILER SALES OPEN TO THE PUBLIC

Sunday – 10am – 6pm, Monday-Wednesday 9am-9pm, Thursday- Saturday 9am – 11pm

HOURS OF DELIVERY

Sunday – 10am – 6pm, Monday-Wednesday 9am-9pm, Thursday- Saturday 9am – 11pm

HOURS OF SAFE-USE TREATMENT FACILITY

Sunday – 10am – 6pm, Monday-Wednesday 9am-9pm, Thursday- Saturday 9am – 11pm

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING
**** READVERTISEMENT****

Placard Posting Date:	May 9, 2025
Protest Petition Deadline:	June 23, 2025
Roll Call Hearing Date:	July 14, 2025
Protest Hearing Date:	August 13, 2025

License No.:	ABRA-130766
Licensee:	Clinical Solutions, Inc.
Trade Name:	Clinical Health and Wellness
Registration/License Type:	Medical Cannabis Retailer
Address:	4942 South Dakota Ave N.E.
Contact:	Karen Edmunds; 410-336-0836; k.edmunds@csolutionsmh.com

WARD 5 ANC 5A SMD 5A08

Notice is given that the above-named medical cannabis retailer applicant has requested a new license to be located at **4942 South Dakota Ave N.E.** Pursuant to Title 22-C of the DCMR (Medical Cannabis Program) objectors are entitled to be heard regarding the new license application. Petitions and/or requests to appear before the ABC Board must be filed electronically to abca.legal@dc.gov on or before the petition deadline. The **Roll Call Hearing is scheduled for June 23, 2025 at 10 a.m., Suite 4200-A, 899 North Capitol Street N.E., Washington, DC, 20002**. The **Protest Hearing date** is scheduled for **August 6, 2025 at 1:30 p.m.** All hearings before the Board are conducted virtually.

NATURE OF OPERATION

The medical cannabis retailer applicant is requesting to locate its operations at **4942 South Dakota Ave N.E.** The proposed facility with approximately 400 square feet of space will provide cannabis flowers, cannabis concentrates, and a line of edible products and home delivery services to registered patients in Washington, D.C. The applicant is requesting a delivery endorsement.

HOURS OF OPERATION FOR RETAILER

Sunday – Saturday 9 am – 9 pm

HOURS OF RETAILER SALES OPEN TO THE PUBLIC

Sunday – Saturday 9 am – 9 pm

HOURS OF DELIVERY FOR RETAILER

Sunday – Saturday 9 am – 7 pm

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING

****RESCIND****

Placard Posting Date:	April 18, 2025
Protest Petition Deadline:	June 2, 2025
Roll Call Hearing Date:	June 23, 2025
Protest Hearing Date:	August 6, 2025

License No.:	ABRA-130766
Licensee:	Clinical Solutions, Inc.
Trade Name:	Clinical Health and Wellness
Registration/License Type:	Medical Cannabis Retailer
Address:	4942 South Dakota Ave N.E.
Contact:	Karen Edmunds; 410-336-0836; k.edmunds@csolutionsmh.com

WARD 5 ANC 5A SMD 5A08

Notice is given that the above-named medical cannabis retailer applicant has requested a new license to be located at **4942 South Dakota Ave N.E.** Pursuant to Title 22-C of the DCMR (Medical Cannabis Program) objectors are entitled to be heard regarding the new license application. Petitions and/or requests to appear before the ABC Board must be filed electronically to abca.legal@dc.gov on or before the petition deadline. The **Roll Call Hearing is scheduled for June 23, 2025 at 10 a.m., Suite 4200-A, 899 North Capitol Street N.E., Washington, DC, 20002**. The **Protest Hearing date** is scheduled for **August 6, 2025 at 1:30 p.m.** All hearings before the Board are conducted virtually.

NATURE OF OPERATION

The medical cannabis retailer applicant is requesting to locate its operations at **4942 South Dakota Ave N.E.** The proposed facility with approximately 400 square feet of space will provide cannabis flowers, cannabis concentrates, and a line of edible products and home delivery services to registered patients in Washington, D.C. The applicant is requesting a delivery endorsement.

HOURS OF OPERATION FOR RETAILER

Sunday – Saturday 9 am – 9 pm

HOURS OF RETAILER SALES OPEN TO THE PUBLIC

Sunday – Saturday 9 am – 9 pm

HOURS OF DELIVERY FOR RETAILER

Sunday – Saturday 9 am – 7 pm

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING

Placard Posting Date:	May 9, 2025
Protest Petition Deadline:	June 23, 2025
Roll Call Hearing Date:	July 14, 2025
Protest Hearing Date:	August 13, 2025
License No.:	ABRA-132367
Licensee:	Aroma Restaurant LLC
Trade Name:	DAKshin
License Class:	Retailer's Class "C" Tavern
Address:	3512 Connecticut Avenue, N.W.
Contact:	Jeff Jackson: (202) 251-1566, jjharlem112@gmail.com

WARD 3 ANC 3C SMD 3C06

Notice is hereby given that this licensee has applied for a new license under the D.C. Alcoholic Beverage Control Act and that the objectors are entitled to be heard before the granting of such on the **Roll Call Hearing date on July 14, 2025 at 10 a.m., Suite 4200-B, 899 North Capitol Street N.E., Washington, DC, 20002**. Petitions and/or requests to appear before the ABC Board must be filed electronically to abca.legal@dc.gov on or before the Petition deadline. The **Protest Hearing date** is scheduled on **August 13, 2025 at 1:30 p.m.**

NATURE OF OPERATION

A class C Tavern with 104 seats and a Total Occupancy Load of 104. Sidewalk Café with 38 seats. Alcohol Carry-out and Delivery Endorsement. Extended Holiday Hours.

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

Sunday through Saturday 11am – 1am

HOURS OF OPERATION AND HOURS OF ALCOHOLIC BEVERAGE SALES, SERVICE, AND CONSUMPTION FOR SIDEWALK CAFÉ

Sunday through Thursday 11am – 11pm, Friday and Saturday 11am – 12am

HOURS OF ALCOHOLIC BEVERAGE CARRY-OUT AND DELIVERY

Sunday through Saturday 11am – 11pm

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING

Placard Posting Date:	May 9, 2025
Protest Petition Deadline:	June 23, 2025
Roll Call Hearing Date:	July 14, 2025
License No.:	ABRA-086950
Licensee:	Super Investments Inc.
Trade Name:	F Street Fine Wine & Spirits
License Class:	Retailer's Class "A" Liquor Store
Address:	919 F Street, N.W.
Contact:	Jeff Jackson: (202) 251-1566, jjharlem112@gmail.com

WARD 2 ANC 2C SMD 2C01

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

NATURE OF SUBSTANTIAL CHANGE
Request for a Change of Hours.

CURRENT HOURS OF OPERATION AND ALCOHOLIC BEVERAGE SALES
Monday through Saturday 9am – 10pm, Closed Sundays

PROPOSED HOURS OF OPERATION AND ALCOHOLIC BEVERAGE SALES
Sunday through Saturday 9am – 12am

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING
**** READVERTISEMENT****

Placard Posting Date:	May 9, 2025
Protest Petition Deadline:	June 23, 2025
Roll Call Hearing Date:	July 14, 2025
Protest Hearing Date:	August 13, 2025

License No.:	ABRA-128069
Licensee:	Flavorville LLC
Trade Name:	Flavorville
Registration/License Type:	Medical Cannabis Retailer
Address:	1229 New York Avenue N.W.
Contact:	Akio Watson; 202-813-0034; kio@flavorvilledc.com

WARD 2 ANC 2C SMD 2C01

Notice is given that the above-named medical cannabis retailer applicant has requested a new license to be located at **1229 New York Avenue N.W.** Pursuant to Title 22-C of the DCMR (Medical Cannabis Program) objectors are entitled to be heard regarding the new license application. Petitions and/or requests to appear before the ABC Board must be filed electronically to abca.legal@dc.gov on or before the petition deadline. The **Roll Call Hearing is scheduled for July 7, 2025, at 10 a.m., Suite 4200-A, 899 North Capitol Street N.E., Washington, DC, 20002**. The **Protest Hearing date** is scheduled for **August 13, 2025, at 1:30 p.m.** All hearings before the Board are conducted virtually.

NATURE OF OPERATION

The medical cannabis retailer applicant is requesting to locate its operations **1229 New York Avenue N.W.** proposed facility with approximately 2,800 square feet of space will provide cannabis flowers, cannabis concentrates, and a line of edible products and home delivery services to registered patients in Washington, D.C. The applicant is requesting the following endorsements: delivery.

HOURS OF OPERATION FOR RETAILER

Sunday – Saturday 9:00 am – 10:00 pm

HOURS OF RETAILER SALES OPEN TO THE PUBLIC

Sunday – Saturday 10:00 am – 9:00 pm

HOURS OF DELIVERY FOR RETAILER

Sunday – Saturday 11:00 am – 8:00 pm

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING

****RESCIND**

Placard Posting Date:	April 11, 2025
Protest Petition Deadline:	May 27, 2025
Roll Call Hearing Date:	June 16, 2025
Protest Hearing Date:	July 30, 2025
License No.:	ABRA-128069
Licensee:	Flavorville LLC
Trade Name:	Flavorville
Registration/License Type:	Medical Cannabis Retailer
Address:	1229 New York Avenue N.W.
Contact:	Akio Watson;202-813-0034;kio@flavorvilledc.com

WARD 2 ANC 2C SMD 2C01

Notice is given that the above-named medical cannabis retailer applicant has requested a new license to be located at **1229 New York Avenue N.W.** Pursuant to Title 22-C of the DCMR (Medical Cannabis Program) objectors are entitled to be heard regarding the new license application. Petitions and/or requests to appear before the ABC Board must be filed electronically to abca.legal@dc.gov on or before the petition deadline. The **Roll Call Hearing is scheduled for June 16, 2025, at 10 a.m., Suite 4200-A, 899 North Capitol Street N.E., Washington, DC, 20002**. The **Protest Hearing date** is scheduled for **July 30, 2025, at 1:30 p.m.** All hearings before the Board are conducted virtually.

NATURE OF OPERATION

The medical cannabis retailer applicant is requesting to locate its operations **1229 New York Avenue N.W.** proposed facility with approximately 2,800 square feet of space will provide cannabis flowers, cannabis concentrates, and a line of edible products and home delivery services to registered patients in Washington, D.C. The applicant is requesting the following endorsements: delivery.

HOURS OF OPERATION FOR RETAILER

Sunday – Saturday 9:00 am – 10:00 pm

HOURS OF RETAILER SALES OPEN TO THE PUBLIC

Sunday – Saturday 10:00 am – 9:00 pm

HOURS OF DELIVERY FOR RETAILER

Sunday – Saturday 11:00 am – 8:00 pm

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION

NOTICE OF PUBLIC HEARING

Placard Posting Date:	May 9, 2025
Protest Petition Deadline:	June 23, 2025
Roll Call Hearing Date:	July 14, 2025
Protest Hearing Date:	August 13, 2025
License No.:	ABRA-132170
Licensee:	Mis Comadres Restaurant Delivery, LLC
Trade Name:	Salvi Mex Bar & Grill Restaurant
License Class:	Retailer's Class "C" Restaurant
Address:	1424 Park Road, N.W.
Contact:	Ana De Leon: (202) 246-7601, adeleonfirm@gmail.com

WARD 1 ANC 1A SMD 1A05

Notice is hereby given that this licensee has applied for a new license under the D.C. Alcoholic Beverage Control Act and that the objectors are entitled to be heard before the granting of such on the **Roll Call Hearing date on July 14, 2025, at 10 a.m., Suite 4200-B, 899 North Capitol Street, N.E., Washington, DC 20002**. Petitions and/or requests to appear before the ABC Board must be filed electronically to abca.legal@dc.gov on or before the Petition deadline. The **Protest Hearing date** is scheduled for **August 13, 2025, at 1:30 p.m.**

NATURE OF OPERATION
New Class "C" Restaurant with a Seating Capacity of 71 and Total Occupancy Load of 71.

HOURS OF OPERATION
Sunday through Saturday 6am – 2am

HOURS OF ALCOHOLIC BEVERAGE SALES, SERVICE AND CONSUMPTION
Sunday through Saturday 10am – 2am

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
****5/9/2025**

****READVERTISEMENT**

Notice is hereby given that:
License Number: ABRA-112244 **License Class/Type: C Hotel**
Applicant: NW DC Operating, LLC
Trade Name: The Darcy Hotel
SMD: 2B04

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

1515 RHODE ISLAND AVENUE NW, WASHINGTON, DC 20005

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

****6/23/2025**

A HEARING WILL BE HELD ON:
****7/14/2025**

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

ENDORSEMENT(S): Dancing Entertainment Sidewalk Cafe Summer Garden

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	24 hr - 24 hr	10 am - 1 am	11 am - 12 am
Monday:	24 hr - 24 hr	8 am - 1 am	11 am - 12 am
Tuesday:	24 hr - 24 hr	8 am - 1 am	11 am - 12 am
Wednesday:	24 hr - 24 hr	8 am - 1 am	11 am - 12 am
Thursday:	24 hr - 24 hr	8 am - 1 am	11 am - 1 am
Friday:	24 hr - 24 hr	8 am - 1 am	11 am - 1 am
Saturday:	24 hr - 24 hr	8 am - 1 am	11 am - 1 am

	Hours Of Sidewalk Cafe Operation	**Hours of Summer Garden Operation
Sunday:	7 am - 10 pm	10 am – 11 pm
Monday:	7 am - 10 pm	8 am - 11 pm
Tuesday:	7 am - 10 pm	8 am - 11 pm
Wednesday:	7 am - 10 pm	8 am - 11 pm
Thursday:	7 am - 10 pm	8 am - 11 pm
Friday:	7 am - 10 pm	8 am - 11 pm
Saturday:	7 am - 10 pm	8 am - 11 pm

FOR FURTHER INFORMATION CALL: (202) 442-4423

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ON
****4/25/2025**

****RESCIND**

Notice is hereby given that:
License Number: ABRA-112244 **License Class/Type: C Hotel**
Applicant: NW DC Operating, LLC
Trade Name: The Darcy Hotel
SMD: 2B04

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

1515 RHODE ISLAND AVENUE NW, WASHINGTON, DC 20005

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

****6/9/2025**

A HEARING WILL BE HELD ON:
****6/30/2025**

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

ENDORSEMENT(S): Dancing Entertainment Sidewalk Cafe Summer Garden

Days	Hours of Operation	Hours of Sales/Service	Hours of Entertainment
Sunday:	24 hr - 24 hr	10 am - 1 am	11 am - 12 am
Monday:	24 hr - 24 hr	8 am - 1 am	11 am - 12 am
Tuesday:	24 hr - 24 hr	8 am - 1 am	11 am - 12 am
Wednesday:	24 hr - 24 hr	8 am - 1 am	11 am - 12 am
Thursday:	24 hr - 24 hr	8 am - 1 am	11 am - 1 am
Friday:	24 hr - 24 hr	8 am - 1 am	11 am - 1 am
Saturday:	24 hr - 24 hr	8 am - 1 am	11 am - 1 am

	Hours Of Sidewalk Cafe Operation	**Hours of Summer Garden Operation
Sunday:	7 am - 10 pm	10 am - 1 am
Monday:	7 am - 10 pm	8 am - 1 am
Tuesday:	7 am - 10 pm	8 am - 1 am
Wednesday:	7 am - 10 pm	8 am - 1 am
Thursday:	7 am - 10 pm	8 am - 1 am
Friday:	7 am - 10 pm	8 am - 1 am
Saturday:	7 am - 10 pm	8 am - 1 am

FOR FURTHER INFORMATION CALL: (202) 442-4423

BOARD OF ZONING ADJUSTMENT
REVISED NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, June 11, 2025, @9:30 a.m.
Via WebEx: https://dcoz.dc.gov/BZA06-11-2025
Via Telephone: 202-860-2110 Access Code: 2319 957 5121
Via YouTube: https://www.youtube.com/c/DCOfficeofZoning
Instructions: https://dcoz.dc.gov/release/virtual-public-hearings
Witness Sign Up: https://dcoz.dc.gov/service/sign-testify

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule but reserves the right to hear items on the agenda out of turn.

WARD THREE

Application of:	**HDR Holdings, LLC**
Case No.:	**21291**
Address:	3519 Connecticut Avenue N.W. (Square 2222, Lot 15)
ANC:	**3C**
Relief:	Special Exception under: • the eating and drinking establishment uses of Subtitle H § 6007.1(e)(2)(pursuant to Subtitle X § 901.2) Area Variance from: • the eating and drinking establishment uses of Subtitle H § 6007.1(e)(2)(d) (pursuant to Subtitle X § 1002)
Project:	To permit a fast-food establishment use in an existing, attached, one-story commercial building in the NMU-4/CP Zone.

WARD SIX

Application of:	**Justin Ryan Gomez and Jesse Martinez, Jr.**
Case No.:	**21295**
Address:	1151 Abbey Place N.E. (Square 773, Lot 199)
ANC:	**6C**
Relief:	Special Exception from: • the rear yard requirements of Subtitle E § 207.1 (pursuant to Subtitle E § 5201 and Subtitle X § 901.2) Area Variance from: • the lot occupancy requirements of Subtitle E § 210.1 (pursuant to Subtitle X § 1002)
Project:	To construct a rear deck addition to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 Zone.

WARD ONE

Application of:	**2928 Georgia Avenue Associates, LLC and Negril DC, Inc.**
Case No.:	**21296**
Address:	2928 Georgia Avenue N.W. (Square 2888, Lot 206)
ANC:	**1E**
Relief:	Special Exception under: • the eating and drinking establishment uses of Subtitle U § 513.1(e) (pursuant to Subtitle X § 901.2)
Project:	To permit an eating and drinking establishment use in an existing, semi-detached, one-story commercial building in the MU-4 Zone.

WARD SEVEN

Application of:	**District of Columbia Department of General Services**
Case No.:	**21297**
Address:	1400 41st Street S.E. (Square 5369, Lot 807 and Parcels 201/204, 201/213, and 201/214)
ANC:	**7B**
Relief:	Special Exception under: • the long-term bicycle parking space requirements of Subtitle C § 807.2 (pursuant to Subtitle X § 901.2)
Project:	To raze an existing structure, and to construct a new, detached, two-story community center in the R-2 Zone.

PLEASE NOTE:

This public hearing will be held virtually through WebEx. Information for parties and the public to participate, view, or listen to the public hearing will be provided on the Office of Zoning website and in the case record for each application or appeal by the Friday before the hearing date. Visit https://dcoz.dc.gov/watchlive.

The public hearing in these cases will be conducted in accordance with the provisions of Subtitles X and Y of the District of Columbia Municipal Regulations, Title 11.

To review an application and exhibits in the case record, visit the Interactive Zoning Information System ("IZIS") at https://dcoz.dc.gov/CaseRecord.

Individuals and organizations interested in any application may testify at the public hearing via WebEx or by phone and are strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing on OZ's website at https://dcoz.dc.gov/service/sign-testify or by calling Robert Reid at 202-727-5471. Pursuant to Subtitle Y, Chapter 2, the Board may impose time limits on the testimony of all individuals and organizations.

Individuals and organizations may also submit written comments to the Board by uploading submissions via IZIS at https://app.dcoz.dc.gov/Login.aspx or sent by email to bzasubmissions@dc.gov. Written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing. If you are unable to use either of these means of submission, please contact Robert Reid at (202) 727-5471 for further assistance.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311

Do you need assistance to participate?

Amharic
ለመሳተፍ ዕርዳታ ያስፈልግዎታል?
የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኤሜል Zelalem.Hill@dc.gov ይገናኙ። እነኝህ አገልግሎቶች የሚሰጡት በነጻ ነው።

Chinese
您需要有人帮助参加活动吗？
如果您需要特殊便利设施或语言协助服务（翻译或口译），请在见面之前提前五天与 Zee Hill 联系，电话号码 (202) 727-0312，电子邮件 Zelalem.Hill@dc.gov。这些是免费提供的服务。

French
Avez-vous besoin d'assistance pour pouvoir participer ? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

Korean
참여하시는데 도움이 필요하세요?
특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

Spanish
¿Necesita ayuda para participar?
Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Vietnamese
Quí vị có cần trợ giúp gì để tham gia không?
Nếu quí vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

FREDERICK L. HILL, CHAIRPERSON
CARL BLAKE, VICE-CHAIRPERSON
CHRISHAUN SMITH, MEMBER,
NATIONAL CAPITAL PLANNING COMMISSION
A PARTICIPATING MEMBER OF THE ZONING COMMISSION
KEARA M. MEHLERT, SECRETARY, BOARD OF ZONING ADJUSTMENT
SARA A. BARDIN, DIRECTOR, OFFICE OF ZONING

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this hearing to the Office of Open Government at opengovoffice@dc.gov .

BOARD OF ZONING ADJUSTMENT
NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, June 25, 2025, @9:30 a.m.
Via WebEx: https://dcoz.dc.gov/BZA06-25-2025
Via Telephone: 202-860-2110 Access Code: 2319 709 2679
Via YouTube: https://www.youtube.com/c/DCOfficeofZoning
Instructions: https://dcoz.dc.gov/release/virtual-public-hearings
Witness Sign Up: https://dcoz.dc.gov/service/sign-testify

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule but reserves the right to hear items on the agenda out of turn.

WARD EIGHT

Application of:	**T-Mobile Northeast, LLC**
Case No.:	**21284**
Address:	3401 4th Street S.E. (Parcel 243/59)
ANC:	**8C & 8D**
Relief:	Special Exception from: • the roof-mounted antenna requirements of Subtitle C § 1304 (pursuant to Subtitle C § 1313 and Subtitle X § 901.2)
Project:	To construct a monopole on an existing government building in the RA-1/RF-1 Zones.

WARD SEVEN

Application of:	**Jamal Ahmed**
Case No.:	**21303**
Address:	1631 A Street S.E. (Square 1086, Lot 804)
ANC:	**7D**
Relief:	Use Variances from: • the residential use requirements of Subtitle U § 301.1(b) (pursuant to Subtitle X § 1002) • the residential use requirements of Subtitle U § 301.5(b) (pursuant to Subtitle X § 1002)
Project:	To construct two additional dwelling units to an existing, semi-detached, two-story with cellar, four-unit apartment building in the RF-1 Zone.

WARD SEVEN

Application of:	**Muluwork Kenea**
Case No.:	**21304**
Address:	5357 Gay Street N.E. (Square 5210, Lot 25)
ANC:	**7C**
Relief:	Special Exception under: • the child development home requirements of Subtitle U § 251.1(b)(3) (pursuant to Subtitle X § 901.2)
Project:	To expand an existing child development home from 9, to 10-12 children, in a detached, three-story, principal dwelling unit in the RA-1 Zone.

WARD EIGHT

Application of:	**Minerva Vision Group**
Case No.:	**21305**
Address:	2430 Ainger Place S.E. (Square 5740, Lot 295)
ANC:	**8B**
Relief:	Special Exception under: • the community center uses of Subtitle U § 203.1(d) (pursuant to Subtitle X § 901.2)
Project:	To permit a community center use in an existing, detached, religious building in the RA-1 Zone.

WARD THREE

Application of:	**Henry Gonzalez and Risa Tochiki**
Case No.:	**21309**
Address:	5012 Nebraska Avenue N.W. (Square 1879, Lot 38)
ANC:	**3F**
Relief:	Special Exception from: • the rear addition requirements of Subtitle D § 207.5 (pursuant to Subtitle X § 901.2)
Project:	To construct an accessory dwelling unit and a two-story rear addition, to an existing, semi-detached, two-story with cellar, principal dwelling unit in the R-2 Zone.

PLEASE NOTE:

This public hearing will be held virtually through WebEx. Information for parties and the public to participate, view, or listen to the public hearing will be provided on the Office of Zoning website and in the case record for each application or appeal by the Friday before the hearing date. Visit https://dcoz.dc.gov/watchlive.

The public hearing in these cases will be conducted in accordance with the provisions of Subtitles X and Y of the District of Columbia Municipal Regulations, Title 11.

To review an application and exhibits in the case record, visit the Interactive Zoning Information System ("IZIS") at https://dcoz.dc.gov/CaseRecord.

Individuals and organizations interested in any application may testify at the public hearing via WebEx or by phone and are strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing on OZ's website at https://dcoz.dc.gov/service/sign-testify or by calling Robert Reid at 202-727-5471. Pursuant to Subtitle Y, Chapter 2, the Board may impose time limits on the testimony of all individuals and organizations.

Individuals and organizations may also submit written comments to the Board by uploading submissions via IZIS at https://app.dcoz.dc.gov/Login.aspx or sent by email to bzasubmissions@dc.gov. Written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing. If you are unable to use either of these means of submission, please contact Robert Reid at (202) 727-5471 for further assistance.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311

Do you need assistance to participate?

Amharic

ለመሳተፍ ዕርዳታ ያስፈልግዎታል?
የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኤሜል Zelalem.Hill@dc.gov ይገናኙ። እነኝህ አገልግሎቶች የሚሰጡት በነጻ ነው።

Chinese

您需要有人帮助参加活动吗？
如果您需要特殊便利设施或语言协助服务（翻译或口译），请在见面之前提前五天与 Zee Hill 联系，电话号码 (202) 727-0312，电子邮件 Zelalem.Hill@dc.gov。这些是免费提供的服务。

French

Avez-vous besoin d'assistance pour pouvoir participer ? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

Korean

참여하시는데 도움이 필요하세요?
특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

Spanish

¿Necesita ayuda para participar?
Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Vietnamese
Quí vị có cần trợ giúp gì để tham gia không?
Nếu quí vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

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DEPARTMENT OF MOTOR VEHICLES

NOTICE OF FINAL RULEMAKING

The Director of the Department of Motor Vehicles ("DMV"), pursuant to the authority set forth in Section 205(h) of the District of Columbia Traffic Adjudication Act of 1978, effective September 12, 1978 (D.C. Law 2-104; D.C. Official Code § 50-2302.05(h)), hereby gives notice of his adoption of the following amendment to Chapter 30 (Adjudication and Enforcement) of Title 18 (Vehicles and Traffic) of the District of Columbia Municipal Regulations ("DCMR").

This rulemaking establishes the standards governing the Automated Traffic Enforcement Income-Based Fine Reduction Pilot Amnesty Program. The pilot program will be evaluated to assess the effectiveness of offering fine reduction and the impact the reduction has on payment rates and the issuance of future violations

A Notice of Proposed Rulemaking was published in the *District of Columbia Register* on January 24, 2025 at 72 DCR 000613, with a 30-day public comment period. Several comments were submitted in response to the Notice of Proposed Rulemaking. A summary of the significant comments received, and DMV's responses to the comments, are provided below.

Additional income-eligibility criteria: Two commenters asked that additional consideration be given to those allowed to participate in the program by allowing residents that receive other means-tested benefits beyond Supplemental Nutrition Assistance Program (SNAP) to participate. The planned pilot is using the receipt of SNAP benefits as the only income-eligibility criterion in order to facilitate the timely administration of the pilot; therefore, no amendments to the proposed rules were made in response to these comments. However, different means-tested programs could be included under a larger, permanent program, if the pilot proves successful.

Proof regarding ability to pay: One commenter suggested allowing applicants to submit their own forms of proof regarding their ability to pay, citing to the standards of a California program that allows for traffic fine reductions. The planned pilot is using SNAP receipt as a way to facilitate the timely administration of the pilot; therefore, no amendments to the proposed rules were made in response to this comment. However, different means-testing methods could be included under a larger, permanent program, if this pilot proves successful.

Time to apply: One commenter recommended increasing the amount of time allowed to submit an application to participate. The 30-day window is meant to align the pilot with current practice of doubling after 30 days to evaluate the effects of the pilot against the status quo and to facilitate its timely administration. A notice explaining the pilot program and a link to the application will be included with each qualifying citation issued to a DC-registered vehicle during the pilot period. As long as the vehicle owner receives their citation and opens it in a timely manner, they will have awareness of the program. As noted in the proposed rules, this pilot is limited in scope and time. Therefore, no amendments to the proposed rules were made in response to this comment. However, different approaches, including a 60-day application window, could be available under a larger, permanent program, if this pilot proves successful.

Further adjudication: One commenter recommended allowing individuals that participate and receive the reduction the opportunity to further adjudicate their ticket. Addressing the accuracy and affordability of the ticket are two separate processes. If the vehicle owner believes the ticket was issued in error, they may contest the ticket rather than apply to the pilot. If an individual is not selected for the pilot, they retain the opportunity to contest the ticket. Therefore, no amendments to the proposed rules were made in response to this comment.

Amount of reduction in fine: One commenter recommended offering a greater reduction in the fine. The amount of the reduction in the fine in the planned pilot is based on the goals of both addressing financial burden and maintaining the deterrent effect of traffic enforcement. DMV believes the proposed amount of the fine reduction appropriately balances these two goals. Therefore, no amendments to the proposed rules were made in response to this comment.

DMV notes in general that the rulemaking establishes a pilot program, and the rules were developed to ensure a thorough evaluation of the impact of the program. If the program is determined to be successful and a permanent program implemented, further consideration will be given to factors including using other forms of means-tested benefits to identify qualifying participants; increasing the amount of time allowed to submit a request for a reduction in the fine; and further adjudication of tickets after submission for reduction.

Limitation to District residents: Additionally, the National Taxpayers Union Foundation submitted comments objecting to the fact that this pilot program is limited to District residents. The Foundation maintains that this limit violates the Dormant Commerce Clause, which prohibits the District from discriminating purposefully against out-of-state economic interests or impermissibly burdening interstate commerce. *See, e.g., Nat'l Pork Producers, Inc. v. Ross*, 598 U.S. 356 (2023); *Dep't of Revenue of Kentucky v. Davis*, 553 U.S. 328 (2008). We disagree. The pilot program does not implicate the Dormant Commerce Clause. It does not regulate economic activity at all, let alone constitute a measure "designed to benefit in-state economic interests by burdening out-of-state competitors." *Ross*, 598 U.S. at 369. Rather, the pilot program establishes varying penalties for unlawful conduct (traffic offenses). Even if the pilot program did implicate the Dormant Commerce Clause, it would not violate it. The program provides for reduced penalties only for low-income District residents and advances legitimate local purposes that are entirely unrelated to economic protectionism. For example, we have determined that the consequences of ATE enforcement can fall significantly more heavily on District residents than non-residents; and that including non-residents would involve significant administrative difficulty that would make this pilot program impractical to implement for low-income residents of other jurisdictions.

The final rule, without amendment, was adopted by the Director of DMV on March 27, 2025 and will be effective upon publication of this notice in the *District of Columbia Register.*

Title 18, VEHICLES AND TRAFFIC, of Chapter 30, ADJUDICATION AND ENFORCEMENT, of the DCMR is amended as follows:

Section 3006, ANSWERS TO NOTICES OF INFRACTION, is amended by adding a new Subsection 3006.7 to read as follows:

3006.7 (a) This subsection establishes the ATE Income-Based Fine Reduction Pilot Amnesty Program ("Program") as a temporary amnesty program under Section 205(h) of the District of Columbia Traffic Adjudication Act of 1978, effective September 12, 1978 (D.C. Law 2-104; D.C. Official Code § 50-2302.05(h)).

(b) The recipient of a notice of infraction subject to a fine of one hundred dollars ($100) or less that is issued by an automated traffic enforcement system, as that term is defined in Section 901(a) of the Fiscal Year 1997 Budget Support Act, effective April 9, 1997 (D.C. Law 11-198; D.C. Official Code § 50-2209.01(a)), to a vehicle owned by a qualifying owner, as described in § 3006.7(d), shall be eligible to apply for a fifty percent (50%) reduction to the fine under the Program.

(c) A qualifying owner is a person who:

(1) Owns a vehicle registered in the District of Columbia that received a notice of infraction described in paragraph (b);

(2) Resides in the District of Columbia; and

(3) Is a member of a household that receives Supplemental Nutrition Assistance Program benefits, as documented by a proof of benefits letter dated no earlier than 90 days prior to the date of the publication of the final rules regarding the Program.

(d) To be eligible to be selected for participation in the Program, a qualifying owner must:

(1) Apply for the fifty percent (50%) reduction within thirty (30) days of when the notice of infraction was issued; and

(2) Agree to waive the right to request a hearing pursuant to the Traffic Adjudication Act, effective September 12, 1978 (D.C. Law 2-104; D.C. Official Code § 50-2301.01 *et seq*.), on the underlying infraction if the eligible application is selected for the fine reduction.

(e) A qualifying owner may receive the fifty percent (50%) reduction through the Program for only one (1) infraction during the pilot program time period.

(f) If the Director determines an application is complete and accurate and was timely submitted by a qualifying owner for a fine that is eligible for reduction pursuant to this subsection (such an application is hereinafter referred to as an "eligible application"), the Director may reduce the fine by fifty percent (50%). The Director shall not automatically reduce the fine for each eligible application; instead, the Director shall use a randomized

process to determine which eligible applications are selected for the fifty percent (50%) reduction. The percentage of eligible applications that are selected for the fifty percent (50%) reduction shall be no more than half of eligible applications received. At the reasonable discretion of the Director, DMV will close applications to the pilot either after reaching 3,000 eligible applications or after 120 days. When applications close, a notice will be posted to the website.

(g) The Director shall send a notice to each applicant whose eligible application was selected for the fifty percent (50%) reduction. The notice shall state that:

(1) The amount due has been reduced to fifty percent (50%) of the original fine;

(2) If the ticket remains unpaid one hundred twenty (120) days after the date on which the Director sent the notice of selection, the ticket will be transferred to the Office of the Chief Financial Officer's Central Collection Unit for collection purposes; and

(3) Because of the applicant's selection for participation in the ATE Income-Based Fine Reduction Pilot Amnesty Program, no other tickets of the applicant will be eligible for reduction through the Program.

(h) If an application for participation in the Program is determined not to be an eligible application because the applicant is not an eligible owner, the notice of infraction is not eligible under paragraph (c), the application is incomplete or untimely, or for any other reason, the Director shall send a notice to the applicant stating:

(1) That the application is not eligible for participation in the Program;

(2) Why, in specific or general terms, the application is not eligible for participation; and

(3) That the owner must comply with the answer requirements set forth in the notice of infraction within the time period set forth in the notice of infraction.

(i) If an eligible application is not selected for a fine reduction, the Director shall send a notice to the applicant stating that the eligible application was not selected for the fifty (50%) percent reduction and the original fine amount is due.

(1) For the purpose of the Program, the applicant has thirty (30) days from the date on which the Director sent the notice of non-selection to answer the notice of infraction pursuant to the Traffic Adjudication Act, effective September 12, 1978 (D.C. Law 2-104; D.C. Official Code § 50-2301.01 *et seq*.); the failure to answer the notice of infraction within thirty (30) days will result in the assessment of a penalty equal to the original fine pursuant to the Traffic Adjudication Act, effective September 12, 1978 (D.C. Law 2-104; D.C. Official Code § 50-2301.01 *et seq*.)

(2) The failure to answer the notice of infraction within sixty (60) days of the date on which the Director sent the notice of non-selection will result in the commission of the infraction being deemed admitted and all penalties, and fines being assessed.

(3) If the ticket remains outstanding and unpaid one hundred twenty (120) days after the date on which the Director sent the notice of non-selection, the ticket will be transferred to the Office of the Chief Financial Officer's Central Collection Unit for collection purposes.

METROPOLITAN POLICE DEPARTMENT

NOTICE OF FINAL RULEMAKING

The Chief of the Metropolitan Police Department ("Chief"), pursuant to the authority under Sections 712 and 911(1)(C) of the Firearms Control Regulations Act of 1975, effective September 24, 1976 (D.C. Law 1-85; D.C. Official Code §§ 7-2507.11 and 7-2509.11(1)(C)) ("Firearms Control Regulations Act"), hereby gives notice of her adoption of the following amendments to Chapter 23 (Guns and Other Weapons) of Title 24 (Public Space and Safety) of the District of Columbia Municipal Regulations ("DCMR").

The rulemaking amends regulatory provisions that implement the Firearms Control Regulations Act's requirements for qualifying for a firearm registration certificate and concealed pistol license. Although the existing regulations are consistent with recent case law, there have been significant developments in judicial interpretations of what the Constitution requires for firearm regulations since these provisions were last updated nearly a decade ago. Most notably, the Supreme Court recently emphasized that America's historical tradition of firearm regulation includes the government's ability to temporarily "restrict[] gun use to mitigate demonstrated threats of physical violence." *United States v. Rahimi*, 144 S. Ct. 1889, 1901 (2024). On review of the legal developments, the District's existing regulations, and the regulations' enforcement history, the Chief has determined that rulemaking action is appropriate to clarify provisions designed to temporarily restrict "individuals who present a credible threat to the physical safety of others" from obtaining firearm registration certificates and concealed pistol licenses. *See id.* at 1902.

Specifically, the rulemaking amends Section 2309.1(f) to provide that a person is disqualified from registration if the person has a history of violent behavior within the five years immediately preceding the application. This is identical to the requirement of Section 203(a)(6A) of the Firearms Control Regulations Act (D.C. Official Code § 7-2502.03(a)(6A)). Currently, section 2309.1(f) states that "[a]rrest records" within the past five years showing a history of violent behavior disqualify a person from a firearm registration. This could be construed as requiring disqualification based on the existence of arrest records alone, rather than the person's history of violent behavior. The rulemaking clarifies that the existence of arrest records alone is not per se disqualifying, but rather the disqualification must be based on a person's history of violent behavior, as the statute provides. Under this provision, the Chief may consider any relevant evidence, including information in law enforcement records or other governmental or non-governmental records. Additionally, the rulemaking revises Subsection 2309.1 throughout for clarity and to further conform to Section 203 of the Act. In addition, the rulemaking adds a new Subsection 2309.3 to make clear that the revocation or denial of a firearm registration certificate is not permanent. It provides that, if a person reapplies for a firearm registration certificate after a revocation or denial, the Chief may not consider the previous revocation or denial to itself be a reason for disqualification. However, the Chief may consider any relevant evidence underlying the prior revocation or denial in determining whether to approve or deny the new application.

Further, the rulemaking amends Subsection 2335.1(d) to establish that a person is not suitable for a concealed carry license if the person has engaged in conduct, including threats, that

demonstrates that the person's carrying of a concealed pistol is a danger to the person or another. This establishes a clearer standard for disqualification based on a person's conduct than the existing language of Subsection 2335.1(d).

Finally, the rulemaking amends Section 2305 by correcting a numbering error, and Subsection 2337.3 by correcting a citation error.

A Notice of Emergency and Proposed Rulemaking was adopted by the Chief on September 19, 2024, and published in the *District of Columbia Register* on September 27, 2024, at 71 DCR 011726. No comments were received in response to the Notice of Emergency and Proposed Rulemaking during the thirty (30)-day comment period.

Pursuant to Section 712 of the Act (D.C. Official Code §§ 7-2507.11), a proposed resolution approving the proposed final rules was transmitted by the Mayor to the Council of the District of Columbia on December 19, 2024 for a forty-five (45) day period of review. *See* Firearms Control Regulations Rulemaking Emergency Approval Resolution of 2024 (Prop. Res. 26-0013). The 45-day period of review having expired on March 12, 2025 with no Council action to approve or disapprove the proposed resolution, the proposed final rulemaking was deemed approved.

No changes have been made to the text of the rules as proposed. The rules were adopted as final by the Chief on April 25, 2025 and shall become effective upon publication of this notice in the *District of Columbia Register*.

Chapter 23, GUNS AND OTHER WEAPONS, of Title 24, PUBLIC SPACE AND SAFETY, of the DCMR is amended as follows:

Section 2305, REGISTRATION OF FIREARMS: GENERAL PROVISIONS, is amended as follows:

Subsection 2505.5 is redesignated subsection 2305.5.

Section 2309, OTHER DISQUALIFICATIONS FOR REGISTRATION, is amended to read as follows:

2309 OTHER DISQUALIFICATIONS FOR REGISTRATION

2309.1 An applicant shall be denied a firearm registration if the applicant:

(a) Has been adjudicated negligent in a firearm mishap causing death or serious injury to another human being. For purposes of this paragraph:

(1) The Chief may consider any entry of a judgment or consent order or decree of negligence in any civil suit concerning the discharge of a firearm resulting in death or serious injury to a human being without regard to the filing of criminal charges, or the finding by a coroner of negligent homicide; and

(2) The term "serious injury" shall have the same meaning as the term "serious bodily injury" as provided in Section 806a(d) of An Act To establish a code of law for the District of Columbia, effective August 20, 1994 (D.C. Law 10-151; D.C. Official Code § 22-404.01(d));

(b) [RESERVED];

(c) Has been convicted of an offense that makes it unlawful for the applicant to own, keep, or possess a firearm in the District of Columbia under Section 3 of An Act To control the possession, sale, transfer and use of pistols and other dangerous weapons in the District of Columbia, to provide penalties, to prescribe rules of evidence, and for other purposes, approved July 8, 1932 (47 Stat. 651; D.C. Official Code § 22-4503);

(d) Has been a respondent in an intrafamily proceeding in which a civil protection order was issued against the applicant pursuant to D.C. Official Code § 16-1005, unless the applicant can demonstrate by a certified court record establishing that the order has expired or has been rescinded for a period of five (5) years;

(e) Has been a respondent in a proceeding in which a foreign protection order, as that term is defined in D.C. Official Code § 16-1041(2), was issued against the applicant, unless the applicant can demonstrate by a certified court record establishing that the order has expired or has been rescinded for a period of five (5) years;

(f) Has had a history of violent behavior within the past five (5) years immediately preceding the application. For purposes of this paragraph, the Chief may consider any relevant evidence, including, but not limited to, information contained in law enforcement records or other governmental records, or from non-governmental sources;

(g) Has been convicted within the past five (5) years of two (2) or more violations of any law in the District or another jurisdiction restricting driving under the influence of drugs or alcohol; or

(h) Is otherwise disqualified under section 203(a) of the Act (D.C. Official Code § 7-2502.03(a)).

2309.2 For purposes of §§ 2309.1(c)-(e) and (g), the Chief may consider a record described in § 2307.1.

2309.3 The prior revocation or denial of a person's firearm registration application shall not on its own constitute the basis for the denial of a subsequent firearm

registration application; however, the evidence underlying the prior revocation or denial may be considered by the Chief in determining whether the person is qualified to receive a firearm registration pursuant to the person's subsequent registration application.

Section 2335, SUITABILITY TO OBTAIN A CONCEALED CARRY LICENSE, is amended as follows:

Subsections 2335.1(d) and (e) are amended to read as follows:

(d) Has not engaged in conduct, including threats, that demonstrates that the person's carrying of a concealed pistol poses a credible threat of danger to the person or others. For purposes of this paragraph, the Chief may consider any relevant evidence, including, but not limited to, information contained in law enforcement records or other governmental records, or from non-governmental sources; and

(e) Does not currently suffer nor has suffered in the previous five (5) years from any mental disorder, illness, or condition that creates a substantial risk that the person is a danger to the person or others, or if the Chief has determined that the person is suitable based upon documentation provided by the person pursuant to § 2337.3.

Section 2337, CONCEALED CARRY APPLICATIONS, is amended as follows:

Subsection 2337.3 is amended by striking the phrase "the requirements of § 2331.1(d)**" and inserting the phrase "**the requirements of § 2335.1(e)**" in its place.**

DEPARTMENT OF LICENSING AND CONSUMER PROTECTON
METROPOLITAN POLICE DEPARTMENT

NOTICE OF SECOND EMERGENCY AND PROPOSED RULEMAKING

The Director of the Department of Licensing and Consumer Protection, pursuant to authority set forth in An Act Making appropriations to provide for the expenses of the government of the District for the fiscal year ending June thirtieth, nineteen hundred, and for other purposes, effective March 3, 1899 (30 Stat. 1057; D.C. Official Code § 5-129.02), Mayor's Order 2022-024, dated February 9, 2022, and Mayor's Order 2022-149, dated September 29, 2022, and the Chief of the Metropolitan Police Department, pursuant to the authority set forth in Section 1 of An Act Relating to the Metropolitan police of the District of Columbia, approved February 28, 1901 (31 Stat. 819; D.C. Official Code § 5-105.05), Sections 378 and 379 of the Revised Statutes of the District of Columbia (D.C. Official Code § 5-129.03), Mayor's Order 2009-4, dated January 16, 2009, Mayor's Order 2012-28, dated February 21, 2012, and Mayor's Order 2015-167, dated June 16, 2015, hereby gives notice of their adoption, on an emergency basis, of the following amendments to Chapter 11 (Special Police) of Title 6 (Personnel), Subtitle A (Police Personnel), of the District of Columbia Municipal Regulations (DCMR).

The Director and the Chief also give notice of their intent to take final rulemaking action to adopt these amendments in not less than thirty (30) days from the date of publication of this notice in the *District of Columbia Register*, and upon completion of the forty-five (45)-day Council review period, excluding Saturdays, Sundays, legal holidays, and days of Council recess, in accordance with An Act Making appropriations to provide for the expenses of the government of the District for the fiscal year ending June thirtieth, nineteen hundred, and for other purposes, approved March 3, 1899 (30 Stat. 1057; D.C. Official Code § 5-129.02(c)).

The purpose of these emergency and proposed rules is to clarify the requirements applicable to the appointment of special privates without pay for duty in connection with any emergency of riot, pestilence, invasion, insurrection, or during any day of public election, ceremony, or celebration, and to make technical and conforming revisions to existing provisions concerning special police officers.

Emergency action is necessary for the immediate protection of the public peace, health, safety, and well-being of the District of Columbia. To that end, the Director and the Chief deem it critical that these changes remain in effect in anticipation of major events coming to the District of Columbia, including, but not limited to WorldPride 2025 and the FIFA Club World Cup.

On November 1, 2024, an initial Notice of Emergency Rulemaking was adopted by the Chief. It was published in the *District of Columbia Register on* November 15, 2024, at 71 DCR 013997, and will expire on March 1, 2025.

After adopting the above-referenced emergency rulemaking, this second emergency rulemaking makes a conforming change to the pre-assignment training requirements for special police officers and clarifies that such training includes interactions with the public. This second emergency rulemaking was adopted by the Director and the Chief on April 29, 2025 and became effective

immediately on that date. This second emergency rulemaking will expire one hundred twenty (120) days after the date of adoption (August 27, 2025), pursuant to Section 6 of the District of Columbia Administrative Procedure Act, approved October 21, 1968 (82 Stat. 1206; D.C. Official Code §2-505(c)), unless earlier superseded by further emergency or final rulemaking.

The Director and the Chief also hereby give notice of their intent to adopt these rules as final in not less than thirty (30) days after the date of publication of this notice in the *District of Columbia Register.*

Section 1100, APPOINTMENT: GENERAL PROVISIONS, of Chapter 11, SPECIAL POLICE, of Title 6-A, POLICE PERSONNEL, of the DCMR is amended as follows:

Subsection 1100.3 is amended to read as follows:

1100.3 Commissions issued to special police officers appointed pursuant to § 1100.1 shall specify the following information:

(a) The particular place or property they are commissioned to protect;

(b) Any waiver of the uniform requirement; and

(c) Any requirement for storage or special provisions for transportation of firearms or other dangerous weapons.

Subsection 1100.5 is amended to read as follows:

1100.5 Each appointment of a special police officer appointed pursuant to § 1100.1 shall be made for a specified time, and no person appointed shall legally exercise any authority conferred by that appointment after the date of expiration of that appointment.

Subsection 1100.6 is amended to read as follows:

1100.6 Special police officers appointed pursuant to § 1100.1 and special privates appointed pursuant to § 1100.4 shall be subject to the rules laid down for the government of the Metropolitan Police Department in so far as those rules are applicable.

Subsection 1100.7 is amended to read as follows:

1100.7 No person shall be appointed as a special police officer pursuant to § 1100.1 unless the person:

(a) Is twenty-one (21) years of age or older;

(b) Is a citizen or lawful permanent resident of the United States;

(c) Is of good moral character;

(d) Is approved for appointment by the Chief of Police;

(e) Possesses a high school diploma or a general equivalency diploma, or one year of experience as a special police officer in the District of Columbia;

(f) Can read, write, and speak the English language;

(g) Has been certified by a licensed physician as physically and psychologically fit to perform the duties of a special police officer; and

(h) Has not been dishonorably discharged from the military.

New Subsections 1100.8, 1100.9, 1100.10, 1100.11, 1100.12, 1100.13, 1100.14, and 1100.15 are added to read as follows:

1100.8 Each special police officer appointed pursuant to § 1100.1 shall complete on-the-job, and in-service training programs which have been prescribed or approved by the Chief of Police.

1100.9 (a) The pre-assignment training required by § 1100.8 shall include at least sixteen (16) hours of training on arrest powers, search and seizure laws, the District of Columbia Official Code, and the use of force.

(b) The pre-assignment training required by § 1100.8 shall also include an additional twenty-four (24) hours of training generally relating to the special police officer's duties and specifically including:

(1) Terrorism awareness, including building evacuation, unattended packages, and unknown substances;

(2) Emergency procedures, including evacuation and first aid; and

(3) Customer service and interaction with the public.

(c) The pre-assignment training required by §1100.8 shall be satisfactorily completed by each special police officer appointed pursuant to § 1100.1 before the special police officer's employment.

1100.10 The on-the-job training required by § 1100.8 shall include at least sixteen (16) hours and shall be satisfactorily completed by each special police officer appointed pursuant to § 1100.1 within ninety (90) working days after their first day of employment.

1100.11 The in-service training required by § 1100.8 shall include an eight (8)-hour in-service training course and shall be satisfactorily completed by each special police officer appointed pursuant to § 1100.1 during each year of the special police officer's employment.

1100.12 Each special police officer appointed pursuant to § 1100.1 shall satisfy all additional initial and re-qualification training standards for firearms and other equipment, as applicable.

1100.13 Upon satisfactory completion of a required training course, a special police officer shall obtain from his or her employer a certificate evidencing satisfactory completion thereof.

1100.14 Nothing in this section shall be construed to prohibit a security agency from voluntarily providing training programs and courses that exceed the minimum requirements of this chapter.

1100.15 No person shall be appointed as a special private under § 1100.4 unless the applicant:

(a) Has reached the age of twenty-one (21) years;

(b) Is a citizen or lawful permanent resident of the United States;

(c) Is of good moral character; and

(d) Is approved for appointment by the Chief of Police.

All persons interested in commenting on this proposed rulemaking action may submit comments in writing to Kenneth Chandler, 441 4th Street, NW, Suite 1100 South, Washington, D.C. 20001, or via email at comments.regulations@dc.gov. Comments must be received no later than thirty (30) days after publication of this notice in the *District of Columbia Register*. Copies of the proposed rules can be obtained from the address listed above. Copies of this proposal may be obtained, at cost, by writing to the above address.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADMINISTRATIVE ISSUANCE SYSTEM

Mayor's Order 2025-064
May 5, 2025

SUBJECT: Designation of Special Event Area — United States Department of Transportation Car Show

ORIGINATING AGENCY: Office of the Mayor

By virtue of the authority vested in me as the Mayor of the District of Columbia by section 422(11) of the District of Columbia Home Rule Act, approved December 24, 1973, 87 Stat. 790, Pub. L. 93-198, D.C. Official Code § 1-204.22(11), and pursuant to 19 DCMR § 1301.8, it is hereby **ORDERED** that:

1. This Order applies to certain special event activities associated with the United States Department of Transportation Car Show that will be held at the United States Department of Transportation headquarters on Thursday, May 29, 2025.

2. On Thursday, May 29, 2025, between the hours of 5:00 a.m. and 5:00 p.m., New Jersey Avenue, SE, between M Street, SE, and Tingey Street, SE, shall be designated as a Special Event Area and closed to vehicular traffic to accommodate United States Department of Transportation Car Show activities.

3. No parking shall be allowed in, and all vehicles shall be removed from, the Special Event Area during the period of time specified in paragraph 2 of this Order.

4. The restrictions in paragraphs 2 and 3 of this Order shall not apply to authorized vehicles participating in the United States Department of Transportation Car Show.

5. The United States Department of Transportation is authorized to operate this Special Event Area and to conduct necessary and appropriate activities relating to the United States Department of Transportation Car Show.

6. This Order is an authorization for the closure of the designated street only. The operating entity shall secure and maintain all other licenses and permits applicable to the activities associated with the operation of the event on the designated street. All building, health, life, and safety, and use of public space requirements shall remain applicable to the Special Event Area designated by this Order.

7. **EFFECTIVE DATE:** This Order shall become effective immediately.

MURIEL BOWSER
MAYOR

ATTEST: _____
KIMBERLY A. BASSETT
SECRETARY OF STATE OF THE DISTRICT OF COLUMBIA

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADMINISTRATIVE ISSUANCE SYSTEM

Mayor's Order 2025-065
May 5, 2025

SUBJECT: Designation of Special Event Areas — FIFA Club World Cup 2025

ORIGINATING AGENCY: Office of the Mayor

By virtue of the authority vested in me as the Mayor of the District of Columbia by section 422(11) of the District of Columbia Home Rule Act, approved December 24, 1973, 87 Stat. 790, Pub. L. 93-198, D.C. Official Code § 1-204.22(11), and pursuant to 19 DCMR § 1301.8, it is hereby **ORDERED** that:

1. This Order applies to certain special event activities associated with the Federation Internationale de Football Association ("FIFA") Club World Cup 2025.

2. Between Monday June 9, 2025, at 12:01 a.m. and Saturday, June 28, 2025 at 11:59 p.m., the following areas shall be designated as a Special Event Area and closed to vehicular traffic, to be used as a staging area:

   a. First Street, SW, from Potomac Avenue, SW, to T Street, SW; and
   b. S Street, SW, from Half Street, SW, to First Street, SW.

3. On the following dates and times, T Street, SW, from First Street, SW, to 2nd Street, SW, shall be designated as a Special Event Area and closed to vehicular traffic, to be used as a staging area:

   a. Between Wednesday, June 18, 2025, at 1:00 p.m. and Thursday, June 19, 2025, at 1:00 a.m.;
   b. Sunday, June 22, 2025, between 10:00 a.m. and 10:00 p.m.; and
   c. Thursday, June 26, 2025, between 7:00 a.m. and 7:00 p.m.

4. Between Wednesday, June 18, 2025, at 1:00 p.m. and Thursday, June 19, 2025, at 1:00 a.m., the following areas shall be designated as Emergency No Parking:

   a. The northbound parking lane of 2nd Street, SW, from R Street, SW, to T Street, SW;
   b. The eastbound and westbound parking lanes of R Street, SW, from First Street, SW, to 2nd Street, SW;
   c. The eastbound and westbound parking lanes of Potomac Avenue, SW, from Half Street, SW, to First Street, SW; and
   d. The northbound and southbound parking lanes of Half Street, SW, from Potomac Avenue, SW, to S Street, SW.

5. On Sunday June 22, 2025, between the hours of 10:00 a.m. and 10:00 p.m., the following areas shall be designated as Emergency No Parking:

   a. The northbound parking lane of 2nd Street, SW, from R Street, SW, to T Street, SW;
   b. The eastbound and westbound parking lanes of R Street, SW, from First Street, SW, to 2nd Street, SW;
   c. The eastbound and westbound parking lanes of Potomac Avenue, SW, from Half Street, SW, to First Street, SW; and
   d. The northbound and southbound parking lanes of Half Street, SW, from Potomac Avenue, SW, to S Street, SW.

6. On Thursday, June 26, 2025, between the hours of 7:00 a.m. and 7:00 p.m., the following areas shall be designated as Emergency No Parking:

   a. The northbound parking lane of 2nd Street, SW, from R Street, SW, to T Street, SW;
   b. The eastbound and westbound parking lanes of R Street, SW, from First Street, SW, to 2nd Street, SW;
   c. The eastbound and westbound parking lanes of Potomac Avenue, SW, from Half Street, SW, to First Street, SW; and
   d. The northbound and southbound parking lanes of Half Street, SW, from Potomac Avenue, SW, to S Street, SW.

7. FIFA is authorized to operate the Special Event Areas designated by this Order.

8. This Order is an authorization for the closure of, and parking restrictions on, the designated streets only, and the operating entities shall secure and maintain all other licenses and permits applicable to the activities associated with the operation of the event on the designated streets. All building, health, life, safety and use of public space requirements shall remain applicable to the Special Event Areas designated by this Order.

9. **EFFECTIVE DATE:** This Order shall become effective immediately.

MURIEL BOWSER
MAYOR

ATTEST: _____
KIMBERLY A. BASSETT
SECRETARY OF STATE OF THE DISTRICT OF COLUMBIA

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADMINISTRATIVE ISSUANCE SYSTEM

Mayor's Order 2025-066
May 6, 2025

SUBJECT: Rescission — Establishment of the Urban Forestry Advisory Committee

ORIGINATING AGENCY: Office of the Mayor

By virtue of the authority vested in me as Mayor of the District of Columbia by section 422(11) of the District of Columbia Home Rule Act, approved December 24, 1973, 87 Stat. 790, Pub. L. 93- 198, D.C. Official Code § 1-204.22(11), it is hereby **ORDERED** that:

1. Mayor's Order 2015-260, dated December 22, 2015, is rescinded in its entirety.

2. The terms of any active members of the Urban Forestry Advisory Committee shall terminate as of the effective date of this Order.

3. **EFFECTIVE DATE:** This Order shall become effective immediately.

MURIEL BOWSER
MAYOR

ATTEST: Kimberly A. Bassett
KIMBERLY A. BASSETT
SECRETARY OF STATE OF THE DISTRICT OF COLUMBIA

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADMINISTRATIVE ISSUANCE SYSTEM

Mayor's Order 2025-067
May 7, 2025

SUBJECT: Appointment and Reappointments — Commission on the Arts and Humanities

ORIGINATING AGENCY: Office of the Mayor

By virtue of the authority vested in me as Mayor of the District of Columbia by section 422(2) of the District of Columbia Home Rule Act, approved December 24, 1973, 87 Stat. 790, Pub. L. 93-198, D.C. Official Code § 1-204.22(2), pursuant to section 4 of the Commission on the Arts and Humanities Act, effective October 21, 1975, D.C. Law 1-22, D.C. Official Code § 39-203, pursuant to the Commission on the Arts and Humanities David Steadman Confirmation Resolution of 2025, effective May 6, 2025, Resolution PR26-0070, pursuant to the Commission on the Arts and Humanities Julianne Brienza Confirmation Resolution of 2025, effective May 6, 2025, Resolution PR26-0069, pursuant to the Commission on the Arts and Humanities Cecily Habimana Confirmation Resolution of 2025, effective May 6, 2025, Resolution PR26-0071, pursuant to the Commission on the Arts and Humanities Maggie O'Neill Confirmation Resolution of 2025, effective May 6, 2025, Resolution PR26-0068, and in accordance with section 2 of the Confirmation Act of 1978, effective March 3, 1979, D.C. Law 2-142, D.C. Official Code § 1-523.01, it is hereby **ORDERED** that:

1. **DAVID STEADMAN** is appointed as a member with specific experience in arts or humanities organizational administration or governance of the Commission on the Arts and Humanities (the "Commission"), replacing Chase Maggiano, for the remainder of an unexpired term to end June 30, 2025, and for a subsequent term to end June 30, 2028.

2. The following individuals are reappointed to the Commission, for terms to end June 30, 2028:

   a. **JULIANNE BRIENZA**, as a member with specific experience in arts or humanities organizational administration or governance;
   b. **CECILY HABIMANA**, as a member with specific interest, ability, or experience in arts or humanities education; and
   c. **MAGGIE O'NEILL**, as a member with specific interest, ability, or experience in theatre or performing arts.

3. **EFFECTIVE DATE:** This Order shall be effective *nunc pro tunc* to May 6, 2025.

MURIEL BOWSER
MAYOR

ATTEST: Kimberly A. Bassett
KIMBERLY A. BASSETT
SECRETARY OF STATE OF THE DISTRICT OF COLUMBIA

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADMINISTRATIVE ISSUANCE SYSTEM

Mayor's Order 2025-068
May 7, 2025

SUBJECT: Appointment — Public Charter School Credit Enhancement Committee

ORIGINATING AGENCY: Office of the Mayor

By virtue of the authority vested in me as Mayor of the District of Columbia by section 422(2) of the District of Columbia Home Rule Act, approved December 24, 1973, 87 Stat. 790, Pub. L. 93-198, D.C. Official Code § 1-204.22(2), and pursuant to Mayor's Order 2016-037, dated March 10, 2016, it is hereby **ORDERED** that:

1. **ANDRIA FERNANDEZ KATAJA** is appointed as a member of the Public Charter School Credit Enhancement Committee, filling a vacant seat formerly held by Mark Medema, for the remainder of an unexpired term to end May 24, 2027.

2. **EFFECTIVE DATE:** This Order shall be effective *nunc pro tunc* to December 12, 2024.

MURIEL BOWSER
MAYOR

ATTEST: Kimberly A. Bassett
KIMBERLY A. BASSETT
SECRETARY OF STATE OF THE DISTRICT OF COLUMBIA

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ALCOHOLIC BEVERAGE AND CANNABIS BOARD

NOTICE OF PUBLIC HEARINGS
CALENDAR

WEDNESDAY, MAY 14, 2025
899 NORTH CAPITOL STREET, NE, SUITE 4200 A-B
WASHINGTON, D.C. 20002

Donovan W. Anderson, Chairperson
Members: Silas Grant, Jr., Teri Janine Quinn, Ryan Jones and David Meadows

Protest Hearing (Status) **10:30 AM**

Case # 25-PRO-00118
Azzouz Hospitality, LLC, t/a ZOOZ
636 Maine Ave SW
License #124023
Retailer CT
ANC 6D
Substantial Change (Entertainment Endorsement Inside of the establishment)

Show Cause Hearing (Status) **10:30 AM**

Case # 24-CIT-00696
Mangia & Bevi, LTD, t/a Giovanni's Trattu
1823 Jefferson Place NW
License #126137
Retailer CR
ANC 1D
Failed to File Quarterly Statement

Board's Calendar
May 14, 2025

Show Cause Hearing (Status) **10:30 AM**

Case # 25-CMP-00028
Viet Chopsticks DC, LLC, t/a Viet Chopsticks Restaurant
4304 Connecticut Ave NW
License #116045
Retailer CR
ANC 3F
No ABC Manager on Duty

Show Cause Hearing (Status) **10:30 AM**

Case # 24-CIT-00324
Tundy Sea, LLC, t/a The Ugly Mug
723 Eighth Street SE
License #113790
Retailer Caterer
ANC 6B
Failure to File Caterer Report

Show Cause Hearing **10:30 AM**

Case # 24-CIT-00588
Thai Love DC, LLC, t/a Thai Love DC
3433 Connecticut Ave NE
License #126087
Retailer CR
ANC 3C
Failed to File Quarterly Statement

Board's Calendar
May 14, 2025

Show Cause Hearing **10:30 AM**

Case # 24-251-00040
Focus DC, LLC, t/a Focus DC
1348 H Street NE
License #118015
Retailer CT
ANC 6A
Allowed the Establishment to be Used for an Unlawful or Disorderly Purpose, Failed to Follow Security Plan, Provided False or Misleading Information

Summary Action Hearing **10:30 AM**

Case # 25-ULC-00001
Happy-Bud, LLC, t/a Happy-Bud
4013 Georgia Ave NW
Retailer MC
Unlicensed Cannabis Retailer

BOARD RECESS AT 12:00 PM

ADMINISTRATIVE AGENDA AT 1:00 PM

Show Cause Hearing **1:30 PM**

Case # 24-251-00037
Mariachi Lounge Bar & Grill, LLC, t/a Mariachi Lounge
5217 Georgia Ave NW
License #122495
Retailer CR
ANC 4D
Allowed Establishment to be Used for Unlawful or Disorderly Purposes, Failed to Have Operational Security Cameras

Board's Calendar
May 14, 2025

Protest Hearing **1:30 PM**

Case # 24-PRO-00116
The Cove Waterfront, LLC, t/a The Cove
1021 Brentwood Road NE
License #120433
Retailer CT
ANC 5C
Substantial Change (Class Change from "B" to "C", and Entertainment Endorsement to Provide Live Entertainment)

All of the ABC Board's public hearings are conducted virtually and are livestreamed on ABCA's YouTube channel which can be found here: *https://www.youtube.com/@alcoholicbeverageregulatio5683*.

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at *opengovoffice@dc.gov*

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ALCOHOLIC BEVERAGE AND CANNABIS BOARD

NOTICE OF MEETING
CEASE AND DESIST AGENDA – RETAIL C LICENSES

WEDNESDAY, MAY 14, 2025 AT 10:30 AM
899 NORTH CAPITOL STREET, N.E., SUITE 4200-B, WASHINGTON, DC 20002

The ABC Board will be issuing Orders to Cease and Desist to the following Licensees for the reasons outlined below:

1) ABRA-121407– **Fight Club Restaurant –** Retail – C – Restaurant – 633 Pennsylvania Avenue SE
[Licensee did not Renew.]

ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ALCOHOLIC BEVERAGE AND CANNABIS BOARD

NOTICE OF LICENSEE EXTENSION OF HOURS
FROM MAY 30, 2025 TO JUNE 9, 2025, AND ON JUNE 18, 22, AND 26, 2025

The Alcoholic Beverage and Cannabis Board ("Board"), pursuant to the authority set forth in D.C. Official Code § 25-723(g), hereby gives notice that it is extending the authorized hours of sales, service, and consumption of alcoholic beverages at, and authorized hours of operation of, on-premises retailer licensees, manufacturers holding an on-site sales and consumption permit, and temporary licensees (collectively, "eligible licensees") for the period of Friday evening, May 30, 2025 until 4:00 a.m. on Monday, June 9, 2025 and for the evenings of June 18, 2025, June 22, 2025, and June 26, 2025 until 4:00 a.m. the following mornings. Specifically, the Board is authorizing each eligible licensee to extend its hours of sales, service, and consumption of alcoholic beverages until 4:00 a.m. and extend its hours of operation to 24 hours each day, during the designated period, if the eligible licensee: (1) registers with the Board by May 27, 2025, and (2) pays a $100 fee.

The Board is taking this action pursuant to the authority provided by the On-Premises and On-Site Extended Hours Program Emergency Amendment Act of 2025, effective April 22, 2025 (D.C. Act 26-58; 72 DCR 004924) ("Act"). The Act added a new subsection (g) to section 25-723 of Title 25 of the District of Columbia Official Code. This new subsection authorizes the Board to extend the authorized hours of sales, service, and consumption of alcoholic beverages at on-premises retailer licensees, manufacturers holding an on-site sales and consumption permit, and temporary licensees until 4:00 a.m., and the hours of operation to 24 hours a day, for cultural events, sporting events, or tourism-related events; provided, that the licensee registers with the Board, pays the registration fee as established by the Board, and provides written notice to the Board no later than 3 calendar days before the first day of the event of its extended hours of operations, sales, service, and consumption.

Under the law, a cultural event is defined as an event "that aims to highlight the customs, arts, music, dances, or cuisines of various cultures through performances and displays of artistic expression," D.C. Official Code § 25-723(g)(5)(A); a sporting event is defined as "a professional or amateur event involving a game or athletic competition that occurs either once annually or every 4 years that is organized by a league or association," D.C. Official Code § 25-723(g)(5)(B); and a tourism-related events is defined as "major festival, convention, or trade show, with the potential to attract visitors from outside a 50-mile radius of the District, and that is likely to produce a significant positive financial impact for the District," D.C. Official Code § 25-723(g)(5)(C).

On May 30, 2025, and running through June 9, 2025, World Pride 2025, a major tourism-related event, will be taking place in Washington, DC. Furthermore, on June 18, 22, and 26, 2025, the Federation Internationale de Football Association (FIFA), is hosting soccer matches at Audi Field as part of the 2025 FIFA Club World Cup.

Licensees are also advised that the Juneteenth federal holiday will occur on June 19, 2025. As part of the holiday extended hours program authorized by D.C. Official Code § 25-723(c), licensees currently registered under the extended hours holiday program may operate under the regular extended hours holiday program without registering for the additional extended hours authorized by D.C. Official Code § 25-723(g).

In light of these upcoming major events, on April 30, 2025, the Board, in a 4-0 vote, decided to approve extending the hours of operation and alcohol sales for eligible licensees beginning Friday evening, May 30, 2025, through 4:00 a.m. on Monday, June 9, 2025. The Board also voted to extend the hours of operation and alcohol sales for the evenings of June 18, 2025, June 22, 2025, and June 26, 2025. On these days, the extended hours will start the evenings of June 18, 2025, June 22, 2025, and June 26, 2025 and end at 4:00 a.m. the following mornings.

The Board also directed ABCA to provide notice of these extended hours to the Metropolitan Police Department ("MPD") at least 48 hours before the extended hours of operation take effect, and to provide MPD with a list of the licensees authorized to participate in the extended hours. The Board also directed ABCA to promptly post notice of the Board's action to authorize the extended hours on the ABCA website and to promptly submit this notice to the Administrator of the Office of Documents and Administrative Issuances for publication in the *District of Columbia Register*.

CHILD AND FAMILY SERVICES AGENCY

CITIZEN REVIEW PANEL

Notice of Public Meeting
May 13, 2025
6:30 to 8:30 PM

Zoom Meeting link:
https://us02web.zoom.us/j/89425263133?pwd=9ODOCRugyLtTxl70cydKy0UM3R6HrJ.1

Agenda

6:30 – 6:45 PM	**Welcome/ Introductions** • Introductions of members and public observers • Determination of quorum • Satisfaction of Public Notice • Approval of Minutes from July 2024 • Approval and/or modification of agenda	Pierrea Wallace Chairperson
6:45– 7:00	**Swearing in of new members**	MOTA
7:00-7:45	**BEGA Ethics Training**	BEGA
7:45-8:00	**Welcome to new members**	Pierrea Wallace Chairperson
8:00-8:05	**Fiscal report**	Andy Miller Treasurer
8:05-8:15	**Facilitator Report and Updates** • June gatherings • Updates on requirements • New time for meetings • Updates on officers • New member orientation	Margie Chalofsky Facilitator
8:15-8:25	**Workgroup announcements and needs**	Pierrea Wallace Chairperson

Future CRP Meetings	
Date	***Location**
July 8, 2025	Zoom
September 9, 2025	Zoom
November 11, 2025	Zoom

*Location subject to change

Questions: Pierrea Wallace, Chairperson, pierreanaketa@gmail.com

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@ dc.gov.

8:25 -8:30	**Closing and Adjournment**	Pierrea Wallace Chairperson

D.C. BILINGUAL PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSALS

Multiple Services

D.C. Bilingual Public Charter School in accordance with section 2204(c) of the District of Columbia School Reform Act of 1995 solicits proposals for vendors to provide the following services for FY 2025-2026:

- Computers/Chromebooks
- Field Trip Transportation
- Teacher residency

Proposal Submission

A Portable Document Format (pdf) election version of your proposal must be received by the school no later than **4:00 p.m. EST on Tuesday, May 20, 2025.** Questions, proposals, and full RFP request should be emailed to bids@dcbilingual.org.

No phone call submission or late responses please. Interviews, samples, and demonstrations will be scheduled at our request after the review of the proposals only.

D.C. PREPARATORY ACADEMY PUBLIC CHARTER SCHOOL

REQUESTS FOR PROPOSALS

Multiple Products and Services

Accounting and auditing services
Advertising and marketing products and services
Advisory and consulting services
Architectural, environmental, and engineering services
Assessment and instructional data support and services
Background check services
Classroom furniture, fixtures, and equipment
Computer hardware and software
Construction/general contractor services
Copy machine services
Clinical individual and group therapy services
Curriculum materials
Elevator maintenance and repair services
Employee medical benefits
Facility management services
Food services
Instructional support services
IT management services
Janitorial services and supplies
Landscaping services
Legal services
Mechanical services (boiler, HVAC, etc.)
Office Furniture, fixtures and equipment
Office supplies
Painting supplies and services
Payroll and HR information systems
Playground furniture, fixtures, and equipment, and installation services
Professional development and consulting services
Project management and consulting services
Security services (security guards, cameras, monitoring, alarm systems, etc.)
Special education services
Student data management systems
Student transportation services
Student Uniforms
Talent recruitment and development services
Telecommunications equipment, infrastructure, and services
Waste management services

Please email **bids@dcprep.org** for more details about requirements. Bids are **DUE BY May 16th, 2025 at 5:00PM.**

DC SCHOLARS PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSALS

Data Management & Math Coaching

DC Scholars solicits written proposals from qualified individuals or organizations to provide (1) math leadership coaching to the school Principal and Assistant Principal and (2) comprehensive data management support for the school year 2025-26.

The Request for Proposals (RFP) specifications, such as scope and responsibilities, can be obtained after Friday, May 9, 2025, from Kiara Allen via finance@dcscholars.org.

All questions should be written by email. Please put "Data Management & Math Coaching RFP" in the subject heading. No phone calls regarding this RFP will be accepted.

Proposals (bids) must be received by Friday, May 16, 2025, at 4:00 PM to finance@dcscholars.org.

Any bids not addressing all areas as outlined in the RFP specifications may not be considered.

DC SCHOLARS PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSALS

Fractional CFO

DC Scholars Public Charter School seeks written proposals from qualified individuals or organizations to provide fractional Chief Financial Officer (CFO) services for the 2025–26 school year. The selected partner will support financial planning and strategy, reporting, budgeting, audits, grants management, and compliance. Additionally, the fractional CFO will serve as a key advisor to school leadership and the Board, helping to ensure fiscal sustainability and informed decision-making across the organization.

The Request for Proposals (RFP) specifications, such as scope and responsibilities, can be obtained after Friday, May 9, 2025, from Kiara Allen via finance@dcscholars.org.

All questions should be written by email. Please put "Fractional CFO RFP" in the subject heading. No phone calls regarding this RFP will be accepted.

Proposals (bids) must be received by Friday, May 16, 2025, at 4:00 PM to finance@dcscholars.org.

Any bids not addressing all areas as outlined in the RFP specifications may not be considered.

DC SCHOLARS PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSALS

Leadership Development

DC Scholars solicits written proposals from qualified leadership development organizations to design and deliver a cohort-based leadership development and coaching program for our team of Assistant Principals. The program will focus on building adaptive leadership capacity, strengthening emotional intelligence, and developing critical technical skills for instructional leadership, including facilitating teacher development meetings and delivering effective observation-feedback cycles for the school year 2025-26.

The Request for Proposals (RFP) specifications, such as scope and responsibilities, can be obtained after Friday, May 9, 2025, from Kiara Allen via finance@dcscholars.org.

All questions should be written by email. Please put "Leadership Development RFP" in the subject heading. No phone calls regarding this RFP will be accepted.

Proposals (bids) must be received by Friday, May 16, 2025, at 4:00 PM to finance@dcscholars.org.

Any bids not addressing all areas as outlined in the RFP specifications may not be considered.

DC SCHOLARS PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSALS

Spanish Language Instruction

DC Scholars solicits written proposals from qualified providers to deliver high-quality, virtual Spanish language instruction to elementary students (grades PK–5). The selected provider will design and deliver engaging weekly Spanish lessons that build students' language proficiency in listening, speaking, reading, and basic writing for the school year 2025-26.

The Request for Proposals (RFP) specifications, such as scope and responsibilities, can be obtained after Friday, May 9, 2025, from Kiara Allen via finance@dcscholars.org.

All questions should be written by email. Please put "Spanish Language Instruction RFP" in the subject heading. No phone calls regarding this RFP will be accepted.

Proposals (bids) must be received by Friday, May 16, 2025, at 4:00 PM to finance@dcscholars.org.

Any bids not addressing all areas as outlined in the RFP specifications may not be considered.

OFFICE OF THE STATE SUPERINTENDENT OF EDUCATION

OFFICE OF PUBLIC CHARTER SCHOOL FINANCING AND SUPPORT ANNOUNCES MAY 15, 2025, PUBLIC MEETING

FOR THE DISTRICT OF COLUMBIA PUBLIC CHARTER SCHOOL CREDIT ENHANCEMENT COMMITTEE

The Office of the State Superintendent of Education (OSSE) hereby announces that it will hold a public meeting for the District of Columbia Public Charter School Credit Enhancement Committee ("Committee") as follows:

THURSDAY, MAY 15, 2025
12:00 PM - 1:30 PM (EST)

Please join the meeting from your computer, tablet or smartphone.
Join the meeting now
You can also dial in using your phone.
Access Code: 715865873# United States: +1 202-594-9550

Note: After the Roll Call, the first 30 minutes of the meeting will be reserved for executive session and will be closed to the public (see agenda below). Members of the public may join the meeting at 12:30 p.m.

The draft agenda for the above-referenced meeting will be:

I. Call to Order/Roll Call/Ascertainment of Quorum
II. **EXECUTIVE SESSION (CLOSED TO PUBLIC)**
a. Pursuant to 2-575 (b)(4)(A), and (b)(11) the Committee will enter into executive session to consult with its attorney to obtain legal advice and to review and discuss sensitive and confidential financial information before returning to the public session for the remainder of the meeting agenda.
III. Approval of agenda for the May 15, 2025, Committee meeting
IV. Approval of minutes from the March 20, 2025, Committee meeting
V. Review Conflict of Interest – Transaction Disclosure Checklist
VI. Appletree Early Learning Academy PCS - Request for a 3-year extension on a $1,878,962 Direct Loan
VII. Cedar Tree Academy PCS – Request for condition modification on $2,000,000 Direct Loan
VIII. Direct Loan and Credit Enhancement Program Q2 2025 quarterly update.

For additional information, please contact:

Nile Speight-Leggett, Financial Program Specialist
Office of Public Charter School Financing and Support
Office of the State Superintendent of Education
1050 First St. NE, Fifth Floor, Washington, DC 20002
Nile.Speight-Leggett@dc.gov or (202) 957-7434

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov. All agendas, whether draft or final must include the statement. The statement is required pursuant to 3 DCMR § 10409.2.

BOARD OF ELECTIONS

Certification of Filling a Vacancy In Advisory Neighborhood Commission

Pursuant to D.C. Official Code §1-309.06(d)(6)(D), if there is only one person qualified to fill the vacancy within the affected single-member district, the vacancy shall be deemed filled by the qualified person. As such, the Board hereby certifies that vacancies have been filled in the following single-member districts by the individuals listed below:

Monte Achenbach
Single-Member District **1A07**

David Fucillo
Single-Member District **1C08**

Valeria Sosa Garnica
Single-Member District **5A07**

Keith Moore Jr
Single-Member District **8D04**

BOARD OF ELECTIONS

Certification of Filling a Vacancy
In Advisory Neighborhood Commission

Pursuant to D.C. Official Code §1-309.06(d)(6)(E) - (G) if there are multiple people qualified to fill the vacancy within the affected single-member district, the Advisory Neighborhood Commission holds an election and transmits a resolution documenting the election results to the Board. Having received one such resolution, the Board hereby certifies that the vacancy has been filled in the following single-member district by the individual listed below:

Anna Hamilton
Single-Member District **8D06**

DEPARTMENT OF ENERGY AND ENVIRONMENT

PUBLIC NOTICE

Notice is hereby given that, pursuant to 20 DCMR §210, the Air Quality Division (AQD) of the Department of Energy and Environment (DOEE), located at 1200 First Street NE, 5th Floor, Washington DC, proposes to issue Permit No. 7407 to Georgetown University, to install and operate eleven (11) 1.792 MMBTU per hour fuel oil-fired water heaters, located at the East Campus section of the university near 1200 35th Street NW, Washington DC 20057. The contact person for the applicant is Charles Weidner, Environmental Compliance Specialist, at (202) 687-7409 or cw1190@georgetown.edu.

The estimated maximum emissions from this equipment, in aggregates, and taking into account the requested fuel usage limit, are as follows:

Pollutant	Total Allowable Emissions from 11 Water Heaters (in Aggregate) (Tons/Year)
Carbon Monoxide (CO)	0.6
Oxides of Nitrogen (NO_x)	2.6
Total Particulate Matter (PM Total)*	0.38
Sulfur Dioxide (SO_2)	0.02
Volatile Organic Compounds (VOC)	0.10

* PM Total includes both filterable and condensable particulate matter fractions.

The proposed emission limits are as follows:

a. The total hourly emissions of criteria pollutants from each of the eleven heaters shall not be greater than those specified in the following table [20 DCMR 201]:

Pollutant	Short Term Emissions Limit (lb/hr)
Carbon Monoxide (CO)	0.069
Oxides of Nitrogen (NO_x)	0.29
Total Particulate Matter (PM Total)*	0.043
Sulfur Dioxide (SO_2)	0.003

* PM Total includes both filterable and condensable particulate matter fractions.

b. Visible emissions shall not be emitted from the equipment covered by this permit except that discharges shall be permitted for two (2) minutes during any startup, cleaning, adjustment of combustion or operational controls, or regeneration of emissions control equipment; provided, that such discharges shall not exceed twenty-seven percent (27%) opacity (unaveraged). [20 DCMR 606.1 and 606.2(a)(2)]

c. An emission into the atmosphere of odorous or other air pollutants from any source in any quantity and of any characteristic, and duration which is, or is likely to be injurious to the

public health or welfare, or which interferes with the reasonable enjoyment of life or property is prohibited. [20 DCMR 903.1]

Violation of the requirements of this condition that occur as a result of unavoidable malfunction, despite the conscientious employment of control practices, shall be an affirmative defense for which the owner or operator shall bear the burden of proof. A malfunction shall not be considered unavoidable if the owner or operator could have taken, but did not take, appropriate steps to eliminate the malfunction within a reasonable time, as determined by the Department. [20 DCMR 903.13(b)]

d. Total suspended particulate matter (TSP) emissions from the heaters shall not exceed 0.13 pound per million BTU. [20 DCMR 600.1]

The permit application and supporting documentation, along with the draft permit are available for public inspection at AQD and copies may be made available between the hours of 9:00 A.M. and 5:00 P.M. Monday through Friday. Interested parties wishing to view these documents should provide their names, addresses, telephone numbers and affiliation, if any, to Stephen S. Ours at (202) 498-8143 or stephen.ours@dc.gov. Copies of the draft permit and related technical support memorandum are also available at: https://doee.dc.gov/service/public-notices-hearings.

Interested persons may submit written comments or may request a hearing on this subject within 30 days of publication of this notice. The written comments must also include the person's name, telephone number, affiliation, if any, mailing address and a statement outlining the air quality issues in dispute and any facts underscoring those air quality issues. All relevant comments will be considered before taking final action on the permit application.

Comments on the proposed permit and any request for a public hearing should be addressed to:

Stephen S. Ours
Chief, Permitting Branch
Air Quality Division
Department of Energy and Environment
1200 First Street NE, 5th Floor
Washington DC 20002
stephen.ours@dc.gov

No comments or hearing requests submitted after June 9, 2025 will be accepted.

For more information, please contact Stephen S. Ours at (202) 498-8143.

DEPARTMENT OF HEALTH

BOARD OF SOCIAL WORK

Public Notice of May 2025 Meeting

May 12, 2025 – 12:00 pm

The District of Columbia Board of Social Work ("Board") hereby gives notice of its upcoming meetings, pursuant to § 405 of the District of Columbia Health Occupations Revision Act of 1985, effective March 25, 1986 (D.C. Law 6-99; D.C. Official Code § 3-1204.05 (b)).

The Board will hold its next meeting on Monday, May 12, 2025, starting at 12:00 pm.

The Board meets monthly on the fourth Monday of each month. Note, however, that the April 2025 meeting was cancelled for lack of quorum and thus a meeting has been scheduled for May 12, 2025, beginning at 12:00 pm. The meeting will be open to the public from 12:00 pm until 1:00 pm to discuss various agenda items and any comments and/or concerns from the public. In accordance with Section 405(b) of the Open Meetings Act of 2010, D.C. Official Code § 2-574(b), the meeting will be closed from 1:00 pm to 3:00 pm to plan, discuss, or hear reports concerning licensing issues, ongoing or planned investigations of practice complaints, and, or violations of law or regulations.

Going forward, the Board will have a **hybrid schedule of in-person and virtual** meetings. **In-person meetings will be held at 2201 Shannon Place, SE, 2nd Floor, Washington, DC 20020**. Information on **how to access the *public portion of the meeting virtually*** will be listed on the posted Open Session Meeting Agenda.

The agenda is available at https://dchealth.dc.gov/publication/board-social-work-agendas. For additional information, contact the Board staff at dcbosw@dc.gov

DC DEPARTMENT OF HEALTH

Community Health Administration

NOTICE OF FUNDING AVAILABILITY (NOFA)

FO# CHA-TobAsth-5.23.25

Decreasing Tobacco Use and Improving Asthma Health Outcomes Through Academic Detailing

The District of Columbia, Department of Health (DC Health) is requesting proposals from qualified applicants to provide services in the program and service areas described in this Notice of Funding Availability (NOFA). This announcement is to provide public notice of DC Health's intent to make funds available for the purpose described herein. The applicable Request for Applications (RFA) will be released under a separate announcement with guidelines for submitting the application, review criteria and DC Health terms and conditions for applying for and receiving funding.

Funding Opportunity Title:	Decreasing Tobacco Use and Improving Asthma Health Outcomes Through Academic Detailing
Funding Opportunity Number:	CHA-TobAsth-5.23.25
DC Health Administrative Unit:	Community Health Administration
DC Health Program Bureau	Health Promotion and Disease Prevention
Funding Opportunity Contact:	Carrie Dahlquist, Manager, Tobacco Control Programs, tobaccocontrol@dc.gov
Funding Opportunity Description:	This funding opportunity will support the development of jurisdiction specific resources for asthma control and tobacco cessation education materials for healthcare professionals as well as the implementation of academic detailing visits to provide personalized, interactive, and evidence-based educational outreach to healthcare professionals, specifically primary care and mental and behavior providers.
Eligible Applicants	• Nonprofit or for-profit organizations • Institutions of higher education • Research centers • 501(c)(6) Healthcare professional membership organizations
Anticipated # of Awards:	1

Anticipated Amount Available:	$300,000
Annual Floor Award Amount:	$275,000
Annual Ceiling Award Amount:	$300,000
Legislative Authorization	FY26 Budget Support Act of 2025 & Section 317(k)(3) of the Public Health Service Act, [42 U.S.C. 247b (k)(3)]
Associated CFDA#	93.070
Associated Federal Award ID#	6 NUE1EH001500-01-01
Cost Sharing/Match Required?	No
RFA Release Date:	May 23, 2025
Letter of Intent Due date:	Not Applicable
Application Deadline Date:	July 8, 2025
Application Deadline Time:	3:00 p.m.
Links to Additional Information about this Funding Opportunity	DC Grants Clearinghouse https://communityaffairs.dc.gov/content/community-grant- program#4 DC Health EGMS https://egrantsdchealth.my.site.com/sitesigninpage

Notes:

1. DC Health reserves the right to issue an addenda and/or amendments subsequent to the issuance of the NOFA or RFA, or to rescind the NOFA or RFA.
2. Awards are contingent upon the availability of funds.
3. Individuals are not eligible for DC Health grant funding.
4. Applicants must have a Tax ID and be registered in the federal Systems for Award Management (SAM) with an active UEI to be registered in DC Health's Enterprise Grants Management System.

LEARN DC PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSAL

ARCHITECTURE & ENGINEERING SERVICES

LEARN DC Public Charter School ("LEARN") is seeking proposals from architecture firms for the design of a new construction elementary and middle school facility of *up to* 45,000 sf, located at 100 Duncan Ave SW, Washington, DC 20032 and within the Joint Base Anacostia-Bolling ("JBAB") installation. LEARN currently leases 5.7 acres from JBAB and is operating out of +/- 18 modular units. Proposals will be evaluated by LEARN leadership and its representatives.

The full RFP can be found under the "RFP" section at Learncharter.org or requested via email by contacting Level Field Partners at cristine@levelfieldpartners.com and alex@levelfieldpartners.com. Proposals will be accepted until **5:00pm EST on Friday, May 16 2025**. Submissions should be sent to cristine@levelfieldpartners.com and alex@levelfieldpartners.com.

DEPARTMENT OF LICENSING AND CONSUMER PROTECTION

NOTICE OF PUBLIC MEETING

District of Columbia Combat Sports Commission

The District of Columbia Combat Sports Commission ("Commission") hereby gives notice of its upcoming meeting, pursuant to section 406 of the Open Meetings Act of 2010, effective January 19, 2011 (D.C. Law 18-350; D.C. Official Code § 2-576). The proposed agenda for each meeting will be posted on the Department of Licensing and Consumer Protection's website at www.dlcp.dc.gov and the Office of Open Government's website at https://www.open-dc.gov/public-bodies/meetings, not less than forty-eight (48) hours before the meeting.

The Commission will hold its upcoming meeting on Wednesday, May 14, 2025, at 12:00 p.m.

The Commission holds its meetings on the second Wednesday of each month at 12:00 p.m. The meetings are open to members of the public virtually through Zoom. For additional information, please contact Mr. Terron McAbee, acting Commission Administrator, at (202) 442-4320 or terron.mcabee@dc.gov.

DRAFT AGENDA

1. Call to Order – 12:00 p.m. (*Public Session*)
2. Attendance
3. Comments from the Public
4. Approval of Minutes
5. Old Business
6. New Business
7. Executive Session (*Closed to the Public*) to consult with an attorney pursuant to D.C. Official Code § 2-575(b)(4)(A); D.C. Official Code § 2-575(b)(9) to discuss complaints/legal matters, applications, and legal counsel report.
8. Adjournment

Meeting Link:
https://dc-gov.zoom.us/j/85888231877?pwd=fxieEsaERjXNXnbOvwmIZgaclsQesg.1

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at open.govoffice@dc.gov.

DEPARTMENT OF LICENSING AND CONSUMER PROTECTION

NOTICE OF PUBLIC MEETING

District of Columbia Real Estate Commission

The District of Columbia Real Estate Commission ("Commission") hereby gives notice of its upcoming meeting, pursuant to section 406 of the Open Meetings Act of 2010, effective January 19, 2011 (D.C. Law 18-350; D.C. Official Code § 2-576). The proposed agenda for each meeting will be posted on the Department of Licensing and Consumer Protection's website at www.dlcp.dc.gov and the Office of Open Government's website at https://www.open-dc.gov/public-bodies/meetings, not less than forty-eight (48) hours before the meeting.

The Commission will hold its upcoming meeting on Tuesday, May 13, 2025, at 10:00 a.m.

The Commission holds its meetings on the second Tuesday of each month at 10:00 a.m. The meetings are open to members of the public virtually through Zoom. For additional information, please contact Ms. Stacey Price, Commission Administrator, at (202) 442-4495 or stacey.price@dc.gov.

DRAFT AGENDA

1. Call to Order – 10:00 a.m. (*Public Session*)
2. Attendance
3. Comments from the Public
4. Approval of Minutes
5. Education Subcommittee Report
6. Correspondence
7. Old Business
8. New Business
9. Executive Session (*Closed to the Public*) to consult with an attorney pursuant to D.C. Official Code § 2-575(b)(4)(A); D.C. Official Code § 2-575(b)(9) to discuss complaints/legal matters, applications, and legal counsel report.
10. Recommendations
11. Adjournment

Meeting Link:
https://dc-gov.zoom.us/j/82574074018?pwd=ebn9uMUK7RuOIiOLfTVal9qjHnJtsp.1
Webinar ID: 825 7407 4018
Passcode: DCREC

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at open.govoffice@dc.gov.

DISTRICT OF COLUMBIA PUBLIC CHARTER SCHOOL BOARD

NOTIFICATION OF CHARTER REVIEW

SUMMARY: The District of Columbia Public Charter School Board (DC PCSB) announces an opportunity for the public to submit comments on the DC public charter schools listed below which are up for a charter review on June 23, 2025. Pending DC PCSB staff's analysis, the Board may elect to do one of the following for schools up for review: 1) continue the school's charter without conditions, 2) conditionally continue the school's charter by imposing annual or interim targets or requirements it must meet, or 3) initiate charter revocation proceedings.

The Children's Guild DC Public Charter School (Children's Guild PCS)
Children's Guild PCS is up for its 10-year charter review. The school operates one campus in Ward 5, where it serves students in grades Kindergarten (K) – 8. Its mission is: "The Children's Guild District of Columbia Public Charter School's mission is to use the philosophy of Transformation Education to prepare special needs and general education students for college, career readiness, and citizenship in their community by developing in them critical thinking and creative problem solving skills, self-discipline and a commitment to serve a cause larger than themselves."

Kingsman Academy Public Charter School (Kingsman PCS)
Kingsman PCS is up for its 10-year charter review. The school operates one campus in Ward 6, where it serves students in grades 6 – 12. Its mission is "to provide an individualized and rigorous education in a supportive environment to prepare scholars for post-secondary success and responsible citizenship."

Monument Academy Public Charter School (Monument PCS)
Monument PCS is up for its 10-year charter review. The school operates one campus in Ward 7, where it serves students in grades 5 – 8. The school's mission is "to provide students, particularly those who have had or might have contact with the foster care system, with the requisite academic, social, emotional, and life skills to be successful in college, career, and community, and to create an outstanding school that attracts, supports, and retains exceptional and caring staff."

YouthBuild DC Public Charter School (YouthBuild PCS)
YouthBuild PCS is up for its 20-year charter review. The school operates one campus in Ward 1, where it serves adult students. The school's mission is: "YouthBuild Public Charter School (YBPCS) is an alternative high school for young people seeking to transform their lives by re-engaging in their education in a non-traditional school environment. YBPCS prepares students for postsecondary education and the workplace by offering, in English and Spanish, academic, vocational and workforce development programs. YBPCS believes that service to the community is an essential part of the transformative process. Therefore, students serve their community through volunteer projects and by creating housing for low-income residents in the Washington, DC metropolitan area."

Pursuant to the School Reform Act, D.C. Code 38-1802 et seq., DC PCSB is required to review each DC public charter school's performance at least once every five years.

PUBLIC MEETING: DC PCSB will discuss and vote on Children's Guild PCS, Kingsman PCS, Monument PCS, and YouthBuild PCS on June 23, 2025, at 6:00 pm. Please check www.dcpcsb.org to register to attend the meeting.

PUBLIC COMMENT INSTRUCTIONS: Comments must be submitted on or before June 23, 2025.[1] You may submit comments by any one of the methods listed below.

Sign up to testify during the public hearing by going to https://dcpcsb.org/public-comment. Click on the "Sign up to Testify at the Meeting" tab to fill out the form. The deadline to sign up to testify is noon on June 23, 2025.

Submit a written comment identified via
Online form at https://dcpcsb.org/public-comment
Postal Mail, Hand Delivery, or Courier: Attn: Public Comment, DC Public Charter School Board, 100 M Street SE, Suite 400, Washington, DC 20003.

Submit audio testimony by phone: Call (202) 328-2660 and select option 2. You will have up to five minutes to record your testimony. Please note that all comments will be transcribed and made available to the public upon receipt.

FOR FURTHER INFORMATION, CONTACT: Gina Lucchesi, a Manager in the School Performance Department, at glucchesi@dcpcsb.org.

[1] DC PCSB reserves the right, but shall have no obligation, to review, pre-screen, filter, redact, refuse or remove any or all your submission that it may deem to be inappropriate for publication, such as obscene language.

DISTRICT OF COLUMBIA RETIREMENT BOARD

NOTICE OF INVESTMENT COMMITTEE MEETING

May 15, 2025, 10:00 a.m.
900 7th Street, N.W.
2nd Floor, DCRB Boardroom
Washington, D.C 20001

WebEx Meeting	Telephone: 650-479-3208	Conference Access Code: 2317 234 9427	Meeting Password: 3eFHRtDS2u7

The District of Columbia Retirement Board (DCRB) will hold an Investment Committee meeting on Thursday, May 15, 2025, at 10:00 a.m. to consider investment matters. This meeting will be held virtually via WebEx. A general agenda for the open portion of the meeting is outlined below.

Please call one (1) business day prior to the meeting to ensure the meeting has not been cancelled or rescheduled. For additional information, please contact Johniece Harris, Board Liaison, at (202) 343-3200 or johniece.harris@dc.gov.

AGENDA

I.	Call to Order and Roll Call	Committee Chair Weers
II.	Approval of Investment Committee Meeting Minutes	Committee Chair Weers

Agenda items III through V will be in closed session in accordance with D.C. Code §2-575(b)(1), (2), and (11) and §1-909.05(e) to deliberate and make decisions on investments matters, the disclosure of which would jeopardize the ability of DCRB to implement investment decisions or to achieve investment objectives.

III.	Chair's Comments	Committee Chair Weers
IV.	Chief Investment Officer's Report	Mr. Sahm
V.	Other Business	Committee Chair Weers
VI.	Adjournment	

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.

DISTRICT OF COLUMBIA RETIREMENT BOARD

NOTICE OF CLOSED MEETING

Board of Trustees
May 15, 2025, 9:00 a.m.
900 7th Street, N.W., 2nd Floor
Washington, D.C 20001

WebEx Meeting	Telephone: 650-479-3208	Conference Access Code: 2316 395 2569	Meeting Password: McRj5SNEd62

The District of Columbia Retirement Board (DCRB) will hold a closed meeting on Thursday, May 15, 2025, at 9:00 a.m. for the purpose of training and developing members of a public body and staff pursuant to D.C. Code § 2-575(b)(12).

This meeting will be held virtually via WebEx. The entire meeting will be closed pursuant to D.C. Code § 2-575(b)(12) for training.

For additional information, please contact Johniece Harris, Board Liaison, at (202) 343-3200 or johniece.harris@dc.gov, or visit https://dcrb.dc.gov/page/agendas-board-committee-meetings.

AGENDA

I.	Call to Order and Roll Call	Chair Gregg
II.	Move to enter into closed session to train and develop members of a public body and staff pursuant to DC Code § 2-575(b)(12)	Chair Gregg
III.	Move to end closed session and adjourn the meeting	Chair Gregg

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.

DISTRICT OF COLUMBIA RETIREMENT BOARD

NOTICE OF PUBLIC MEETING

Board of Trustees
May 15, 2025, 1:30 p.m.
900 7th Street, N.W.
2nd Floor, DCRB Boardroom
Washington, D.C. 20001

The District of Columbia Retirement Board (DCRB) will hold a virtual Open Board meeting on Thursday, May 15, 2025, at 1:30 p.m. via WebEx. The meeting's general agenda is below.

WebEx Meeting	Telephone: 650-479-3208	Conference Access Code: 2309 106 7435	Meeting Password: x7JTJByv6i7

Please call one (1) business day prior to the meeting to ensure the meeting has not been cancelled or rescheduled. For additional information, please contact Johniece Harris, Board Liaison, at (202) 343-3200 or johniece.harris@dc.gov, or visit https://dcrb.dc.gov/page/agendas-board-committee-meetings.

AGENDA

I.	Call to Order and Roll Call	Board Chair Gregg
II.	Approval of Board Meeting Minutes	Board Chair Gregg
III.	Chair's Comments	Board Chair Gregg
IV.	Executive Director's Report	Mr. Balestrieri
V.	Investment Committee Report	Committee Chair Weers
VI.	Operations Committee Report	Committee Chair Saunders
VII.	Benefits Committee Report	Committee Chair Gregg
VIII.	Legislative Committee Report	Committee Chair Blanchard
IX.	Audit Committee Report	Committee Chair Harris
X.	Other Business	Board Chair Gregg
XI.	Adjournment	

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.

DISTRICT OF COLUMBIA SENTENCING COMMISSION

NOTICE OF HYBRID MEETING

The Commission meeting will be held on Tuesday, May 20, 2025, at 5:00 p.m. via Zoom and in-person. Below is the planned agenda for the meeting. The final agenda will be posted on the agency's website at http://www.scdc.dc.gov

For additional information, please contact Brittany Bunch, Outreach Specialist, at (202) 727-8822 or email scdc@dc.gov

To attend the upcoming monthly meetings, register to add using the link below.

https://scdc.dc.gov/page/commission-meetings

The Commission's meeting are available both in-person and virtually. Meetings can be viewed on the Commission's Facebook page.

Agenda

1. Review and Approval of the Minutes from the Tuesday, March 18, 2025, Commission meeting – Action Item, Judge Dayson, Chairman.

2. Director's Report – Information Item, Linden Fry, Executive Director

3. Commission Discussion – Information Item, Commission Members

4. Next Scheduled Meeting – Tuesday, June 17, 2025

5. Adjourn

Please note: This agenda is subject to change. Please check our website for the most up-to-date information. https://scdc.dc.gov/

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.

WASHINGTON YU YING PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSALS

Special Education Related Services

Washington Yu Ying PCS is seeking competitive bids for Special Education Services, including but not limited to: Counseling and Behavior Support Services (BSS), Speech, Occupational Therapy (OT), Physical Therapy (PT) and Applied Behavioral Analysis (ABA). Special Education Service Providers will be required to conduct comprehensive evaluations in these specific service areas, prepare for and attend MDT meetings, assist in writing relevant IEPs and quarterly progress reports, and provide related services to a caseload of assigned students. These services are to be offered at Washington Yu Ying PCS during school hours to students who require specialized services. Bids must include evidence of experience in field, qualifications, and estimated fees.

Deadline for submissions is close of business May 21, 2025. Please e-mail proposals and supporting documents to rfp@washingtonyuying.org. Please specify "Special Education Related Services" in the subject line.

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY

BOARD OF DIRECTORS

NOTICE OF PUBLIC MEETING

Finance and Budget Committee

The Board of Directors of the District of Columbia Water and Sewer Authority (DC Water) Finance and Budget Committee will hold a meeting via Microsoft Teams on Thursday, May 22, 2025, at 9:30 a.m. This meeting will **not** be held in the Board Room (2nd floor) at 1385 Canal Street, S.E. The Chief Executive Officer and General Manager invites the public to attend the meeting via Microsoft Teams. Below is the draft agenda for this meeting. Please see the final agenda posted to DC Water's website at www.dcwater.com, which will include remote access information for this meeting.

For additional information, please contact Michelle Rhodd, Board Secretary at (202) 787-2331 or Michelle.Rhodd@dcwater.com.

DRAFT AGENDA

1. Call to Order	Committee Chairperson
2. May 2025 Financial Report	Vice President, Budget
3. Action Items	CFO and EVP, Finance and Procurement
4. Agenda for June 2025 Committee Meeting	Committee Chairperson
5. Executive Session	Committee Chairperson
6. Adjournment	Committee Chairperson

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA Application No. 21272
Ellen Adams
54 Randolph Place NW, (Square 3102, Lot 92)

HEARING DATE: April 23, 2025
DECISION DATE: April 23, 2025

SUMMARY ORDER

RELIEF REQUESTED. The application requests the following relief in order to construct a detached one-story accessory building (garage) serving an existing attached two-story with basement principal dwelling unit in the RF-1 zone:

- Special exception from the rear yard requirements of Subtitle E § 207.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2 (*20 feet required, 20 feet existing, 6 feet proposed*)
- Special exception from the lot occupancy requirements of Subtitle E § 210.1 pursuant to Subtitle E § 5201 and Subtitle X § 901.2 (*60% maximum permitted, 57% existing, 70% proposed*)

The application was accompanied by a memorandum from the Zoning Administrator, certifying the required relief. (Exhibit 12.)

PARTIES. The parties to this case were the Applicant and Advisory Neighborhood Commission ("**ANC**") 5E, the "affected ANC" pursuant to Subtitle Y §§ 101.8 and 403.5(b) of the Zoning Regulations (Title 11 of the DCMR, Zoning Regulations of 2016, to which all references are made unless otherwise specified).

NOTICE OF THE APPLICATION AND PUBLIC HEARING. The Board of Zoning Adjustment (the "**Board**") referred the application to the appropriate agencies and provided proper and timely notice of the public hearing in accordance with Subtitle Y § 402.1.

ANC REPORT. The ANC's report indicated that at a regularly scheduled, properly noticed public meeting on March 18, 2025, at which a quorum was present, the ANC voted to support the application. (Exhibit 24.) The ANC report raised no issues or concerns.

OFFICE OF PLANNING ("OP") REPORT. OP submitted a report recommending approval of the application. (Exhibit 25.)

DISTRICT DEPARTMENT OF TRANSPORTATION ("DDOT") REPORT. DDOT did not submit a report to the record.

PERSONS IN SUPPORT. The Board received one letter of support from the Bloomingdale Civic Association. (Exhibit 30.)

CONCLUSIONS

Pursuant to Subtitle Y § 604.3, the order of the Board may be in summary form where granting an application when there was no party in opposition. As a summary order, it does not constitute binding legal precedent on the Board and shall not be considered by the Board in evaluating future applications.

Based upon the record before the Board, and having given great weight to the appropriate reports and recommendations filed in this case, the Board concludes that the Applicant has met the burden of proof that the requested special exception relief can be granted because:

- It is in harmony with the general purpose and intent of the Zoning Regulations and Map;
- It will not tend to affect adversely the use of neighboring property; and
- Pursuant to Subtitle X § 901.2(c), the relief satisfies the specified conditions for special exception relief.

DECISION

Based on the case record and the testimony at the hearing, the Board concludes that the applicant has satisfied the burden of proof for the requested relief:

- Special exception from the rear yard requirements of Subtitle E § 207.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2 (*20 feet required, 20 feet existing, 6 feet proposed*)
- Special exception from the lot occupancy requirements of Subtitle E § 210.1 pursuant to Subtitle E § 5201 and Subtitle X § 901.2 (*60% maximum permitted, 57% existing, 70% proposed*)

Accordingly, it is **ORDERED** that the application is **GRANTED** consistent with the plat dimensions shown in Exhibit 2 of the record, as required under Subtitle Y §§ 604.9 and 604.10.

VOTE: **4-0-1** (Frederick L. Hill, Carl H. Blake, Chrishaun S. Smith, and Joseph S. Imamura to APPROVE; one Board seat vacant)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
A majority of the Board members approved the issuance of this order.

FINAL DATE OF ORDER: April 29, 2025

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS, UNLESS, WITHIN SUCH TWO-YEAR PERIOD, AN APPLICATION FOR A BUILDING PERMIT FOR THE ERECTION OR ALTERATION APPROVED IS FILED WITH THE DEPARTMENT OF BUILDINGS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 IS FILED PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.14, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 *ET SEQ.* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA Application No. 21274
GEM Investments, LLC
21 Channing Street, NE (Square 3504, Lot 63)

HEARING DATE: April 23, 2025
DECISION DATE: April 23, 2025

SUMMARY ORDER

RELIEF REQUESTED. The application requests the following relief in order to construct a second story addition and a two-story rear addition to an existing detached accessory building for use as a garage and accessory apartment in the rear yard of a semi-detached two-story with cellar principal dwelling unit in the R-3 zone:

- Special exception from the accessory building maximum building area requirements of Subtitle D § 5003.1, pursuant to Subtitle D § 5201 and Subtitle X § 901.2 (*450 sq. ft. maximum allowed, 688 sq. ft. existing, 750 sq. ft. proposed*)

The zoning relief requested in this case was self-certified. (Exhibit 4.)

PARTIES. The parties to this case were the Applicant and Advisory Neighborhood Commission ("**ANC**") 5E, the "affected ANC" pursuant to Subtitle Y §§ 101.8 and 403.5(b) of the Zoning Regulations (Title 11 of the DCMR, Zoning Regulations of 2016, to which all references are made unless otherwise specified).

NOTICE OF THE APPLICATION AND PUBLIC HEARING. The Board of Zoning Adjustment (the "**Board**") referred the application to the appropriate agencies and provided proper and timely notice of the public hearing in accordance with Subtitle Y § 402.1.

ANC REPORT. The ANC's report indicated that at a regularly scheduled, properly noticed public meeting on March 18, 2025, at which a quorum was present, the ANC voted to support the application. (Exhibit 17.) The ANC report raised no issues or concerns.

ANC Commissioner Kirby Vining (SMD 5E-06) testified on behalf of ANC 5E in support of the application at the hearing.

OFFICE OF PLANNING ("OP") REPORT. OP submitted a report recommending approval of the application. (Exhibit 18.)

DISTRICT DEPARTMENT OF TRANSPORTATION ("DDOT") REPORT. DDOT submitted a report indicating that it had no objection to the application because it concluded that the relief would not result in any adverse impacts to the District's transportation network. (Exhibit 19.)

CONCLUSIONS

Pursuant to Subtitle Y § 604.3, the order of the Board may be in summary form where granting an application when there was no party in opposition. As a summary order, it does not constitute binding legal precedent on the Board and shall not be considered by the Board in evaluating future applications.

Based upon the record before the Board, and having given great weight to the appropriate reports and recommendations filed in this case, the Board concludes that the Applicant has met the burden of proof that the requested special exception relief can be granted because:

- It is in harmony with the general purpose and intent of the Zoning Regulations and Map;
- It will not tend to affect adversely the use of neighboring property; and
- Pursuant to Subtitle X § 901.2(c), the relief satisfies the specified conditions for special exception relief.

DECISION

Based on the case record and the testimony at the hearing, the Board concludes that the applicant has satisfied the burden of proof for the requested relief:

- Special Exception from the accessory building maximum building area requirements of Subtitle D § 5003.1, pursuant to Subtitle D § 5201 and Subtitle X § 901.2 (*450 sq. ft. maximum allowed, 688 sq. ft. existing, 750 sq. ft. proposed*)

Accordingly, it is **ORDERED** that the application is **GRANTED** consistent with the plans shown in Exhibit 6 of the record, as required under Subtitle Y §§ 604.9 and 604.10.

VOTE: **4-0-1** (Frederick L. Hill, Carl H. Blake, Chrishaun S. Smith, and Joseph S. Imamura to APPROVE; one Board seat vacant)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
A majority of the Board members approved the issuance of this order.

FINAL DATE OF ORDER: April 29, 2025

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS, UNLESS, WITHIN SUCH TWO-YEAR PERIOD, AN APPLICATION FOR A BUILDING PERMIT FOR THE ERECTION OR ALTERATION APPROVED IS FILED WITH THE DEPARTMENT OF BUILDINGS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 IS FILED PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.14, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR SUBTITLE Y § 604, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.

BOARD OF ZONING ADJUSTMENT
NOTICE OF VIRTUAL PUBLIC MEETING

TIME AND PLACE: Wednesday, June 11, 2025, @ 9:30 a.m.
Via WebEx: https://dcoz.dc.gov/BZA06-11-2025
Via Telephone: 202-860-2110 Access code: 2319 957 5121
Via YouTube: https://www.youtube.com/c/DCOfficeofZoning

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule but reserves the right to call items on the agenda out of turn.

WARD SEVEN

Application of:	**1717 E Street NE, LLC**
Case No.:	**20821A**
Address:	1717 E Street N.E. (Square 4546, Lots 198 and 199)
ANC:	**7D**
Relief:	Time Extension to: • Board of Zoning Adjustment Order No. 20821 (pursuant to Subtitle Y § 705)
Project:	To extend for an additional year, Board of Zoning Adjustment Order No. 20821, to construct two, new, semi-detached, three-story, 3-unit apartment houses in the RF-1 Zone.

EXPEDITED REVIEW

WARD ONE

Application of:	**Eleonora Cavagnero**
Case No.:	**21310**
Address:	1738 Hobart Street N.W. (Square 2588, Lot 103)
ANC:	**1D**
Relief:	Special Exceptions from: • the rear yard requirements of Subtitle E § 207.1 (pursuant to Subtitle E § 5201 and Subtitle X § 901.2) • the lot occupancy requirements of Subtitle E § 210.1 (pursuant to Subtitle E § 5201 and Subtitle X § 901.2)
Project:	To construct a rear deck addition, to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 Zone.

PLEASE NOTE:
This public meeting will be held virtually through WebEx for the Board to deliberate on or decide the items listed on the agenda. Public testimony is not taken at a public meeting session. Information for the public to view or listen to the public meeting is listed above and will be provided on the Office of Zoning website by the Friday before the meeting date. Visit https://dcoz.dc.gov/watchlive.

The public meeting in these cases will be conducted in accordance with the provisions of Subtitles X and Y of the District of Columbia Municipal Regulations, Title 11.

Expedited Review Applications:
Expedited Review applications will remain on the public meeting agenda unless a request for party status is filed in opposition, or if a request to remove the application from the agenda is made by: (1) a Board member; (2) Office of Planning; (3) an affected ANC or affected Single Member District; (4) the Councilmember representing the area in which the property is located, or representing an area located within two-hundred feet of the property; or (5) an owner or occupant of any property located within 200 feet of the property.

The removal of the application from the Expedited Review Calendar will be announced as a preliminary matter on the scheduled decision date and then rescheduled for a public hearing on a later date. Notice of the rescheduled hearing will be posted on the Office of Zoning website calendar at https://app.dcoz.dc.gov/Home/Calendar and on a revised public hearing notice in the OZ office. If an applicant fails to appear at the public hearing, this application may be dismissed.

Individuals and organizations may also submit written comments to the Board by uploading submissions via the Interactive Zoning Information System ("IZIS") at https://app.dcoz.dc.gov/Login.aspx or sent by email to bzasubmissions@dc.gov. Written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing. If you are unable to use either of these means of submission, please contact Robert Reid at (202) 727-5471 for further assistance

Modification Without Hearing Applications:
Per Subtitle Y § 703, requests for party status as well as responses and comments from non-parties are not permitted for modification without hearing cases.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

Do you need assistance to participate?

Amharic
ለመሳተፍ ዕርዳታ ያስፈልግዎታል?
የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኤሜል Zelalem.Hill@dc.gov ይገናኙ። እነኝህ አገልግሎቶች የሚሰጡት በነጻ ነው።

Chinese
您需要有人帮助参加活动吗？
如果您需要特殊便利设施或语言协助服务（翻译或口译），请在见面之前提前五天与 Zee Hill 联系，电话号码 (202) 727-0312，电子邮件 Zelalem.Hill@dc.gov。这些是免费提供的服务。

French
Avez-vous besoin d'assistance pour pouvoir participer ? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

Korean
참여하시는데 도움이 필요하세요?
특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

Spanish
¿Necesita ayuda para participar?
Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Vietnamese
Quí vị có cần trợ giúp gì để tham gia không?
Nếu quí vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

FREDERICK L. HILL, CHAIRPERSON
CARL BLAKE, VICE-CHAIRPERSON
CHRISHAUN SMITH, MEMBER,
NATIONAL CAPITAL PLANNING COMMISSION
A PARTICIPATING MEMBER OF THE ZONING COMMISSION
KEARA M. MEHLERT, SECRETARY TO THE BOARD OF ZONING ADJUSTMENT
SARA A. BARDIN, DIRECTOR, OFFICE OF ZONING

This meeting is governed by the Open Meetings Act. Please address any questions or complaints regarding this meeting to the Office of Open Government at opengovoffice@dc.gov .

BOARD OF ZONING ADJUSTMENT
NOTICE OF VIRTUAL PUBLIC MEETING

TIME AND PLACE: Wednesday, June 18, 2025, @ 9:30 a.m.
Via WebEx: https://dcoz.dc.gov/BZA06-18-2025
Via Telephone: 202-860-2110 Access code: 2313 317 6036
Via YouTube: https://www.youtube.com/c/DCOfficeofZoning

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule but reserves the right to call items on the agenda out of turn.

WARD TWO

Application of:	**Three Tables, The LLC**
Case No.:	**21160A**
Address:	1314 21st Street N.W. (Square 69, Lot 228)
ANC:	**2B**
Relief:	Time Extension to: • Board of Zoning Adjustment Order No. 20821 (pursuant to Subtitle Y § 705)
Project:	To extend for an additional six months, Board of Zoning Adjustment Order No. 21160, to allow a prepared food shop and retail use in an existing nonconforming use (art gallery) on the first floor of an existing, three-story, mixed-use building in the RA-2/DC Zone.

EXPEDITED REVIEW

WARD FIVE

Application of:	**Chelsey Simonovich and Ben Brockschmidt**
Case No.:	**21315**
Address:	750 18th Street N.E. (Square 4507, Lot 118)
ANC:	**5D**
Relief:	Special Exception from: • the rear yard requirements of Subtitle E § 207.1 (pursuant to Subtitle E§ 5201 and Subtitle X § 901.2)
Project:	To construct a rear porch addition, to an existing, semi-detached, two-story principal dwelling unit in the RF-4 Zone.

PLEASE NOTE:
This public meeting will be held virtually through WebEx for the Board to deliberate on or decide the items listed on the agenda. Public testimony is not taken at a public meeting session. Information for the public to view or listen to the public meeting is listed above and will be provided on the Office of Zoning website by the Friday before the meeting date. Visit https://dcoz.dc.gov/watchlive.

The public meeting in these cases will be conducted in accordance with the provisions of Subtitles X and Y of the District of Columbia Municipal Regulations, Title 11.

Expedited Review Applications:
Expedited Review applications will remain on the public meeting agenda unless a request for party status is filed in opposition, or if a request to remove the application from the agenda is made by: (1) a Board member; (2) Office of Planning; (3) an affected ANC or affected Single Member District; (4) the Councilmember representing the area in which the property is located, or representing an area located within two-hundred feet of the property; or (5) an owner or occupant of any property located within 200 feet of the property.

The removal of the application from the Expedited Review Calendar will be announced as a preliminary matter on the scheduled decision date and then rescheduled for a public hearing on a later date. Notice of the rescheduled hearing will be posted on the Office of Zoning website calendar at https://app.dcoz.dc.gov/Home/Calendar and on a revised public hearing notice in the OZ office. If an applicant fails to appear at the public hearing, this application may be dismissed.

Individuals and organizations may also submit written comments to the Board by uploading submissions via the Interactive Zoning Information System ("IZIS") at https://app.dcoz.dc.gov/Login.aspx or sent by email to bzasubmissions@dc.gov. Written

comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing. If you are unable to use either of these means of submission, please contact Robert Reid at (202) 727-5471 for further assistance

Modification Without Hearing Applications:
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Chinese
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특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

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¿Necesita ayuda para participar?
Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Vietnamese
Quí vị có cần trợ giúp gì để tham gia không?

Nếu quí vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

FREDERICK L. HILL, CHAIRPERSON
CARL BLAKE, VICE-CHAIRPERSON
CHRISHAUN SMITH, MEMBER,
NATIONAL CAPITAL PLANNING COMMISSION
A PARTICIPATING MEMBER OF THE ZONING COMMISSION
KEARA M. MEHLERT, SECRETARY TO THE BOARD OF ZONING ADJUSTMENT
SARA A. BARDIN, DIRECTOR, OFFICE OF ZONING

This meeting is governed by the Open Meetings Act. Please address any questions or complaints regarding this meeting to the Office of Open Government at opengovoffice@dc.gov .

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 06-10I
Z.C. Case No. 06-10I
The Morris and Gwendolyn Cafritz Foundation
(Two-Year Time Extension of 1st-Stage PUD
@ Square 3766, Lots 3, 4, 6, & 800 and Square 3767, Lot 5)
January 30, 2025

Pursuant to notice, at its January 30, 2025 public meeting, the Zoning Commission for the District of Columbia (the "Commission") considered the application (the "Application") of The Morris and Gwendolyn Cafritz Foundation (the "Applicant") for a two-year time extension of the First-Stage PUD that was initially approved pursuant to Zoning Commission Order No. 06-10 and was extended to December 31, 2024, pursuant to Z.C. Order No. 06-10D. The Commission reviewed the Application pursuant to the Commission's Rules of Practice and Procedures, which are codified in Subtitle Z of Title 11 of the District of Columbia Municipal Regulations (Zoning Regulations of 2016, the "Zoning Regulations", to which all subsequent citations refer unless otherwise specified). For the reasons stated below, the Commission **APPROVES** the Application.

FINDINGS OF FACT

I. Background

1. In Z.C. Order No. 06-10, effective as of January 15, 2010, the Commission approved the consolidated and first-stage PUD application for Art Place at Fort Totten ("APFT"). The APFT project included development of four blocks, Blocks A-D, with Consolidated PUD approval for Block A, and First-Stage PUD approval for Blocks B, C, and D. The First-Stage Order also granted a PUD-related map amendment for the Property to a combination of the C-2-B and FT/C-2-B zones, which became the MU-5-A zone effective September 2016. The APFT PUD Project was originally envisioned to include approximately 929 residential units, a full-service grocery store, significant community-serving retail and cultural uses, a children's museum, and other significant amenities and community benefits. (Exhibit ["Ex."] 2)

2. The construction of the building in Block A, which was subsequently modified in Z.C. Order No. 06-10A (which shifted the grocery store use from Building A to Building B) and Z.C. Order No. 06-10C (which reduced the amount of parking provided in Building A), was completed and The Modern at Art Place has been occupied since 2017. The Modern at Art Place currently includes 520 residential units (141 units are subject to an affordability covenant) and 92,000 square feet of retail use and commercial use (including tenants such as: One Life Fitness; Ramdass Pharmacy; Shining Star Pediatric Dentistry; Menomale Restaurant; Urban Garden Brewery; and Love and Care Daycare). (Ex. 2)

3. The Block B PUD Project, which received its second-stage PUD approval in Z.C. Order No. 06-10D (effective March 20, 2020), consists of a mixed-use building with two primary

components – the Family Entertainment Zone ("FEZ") and a residential component. The FEZ fronts on South Dakota Avenue and included the following uses: retail space/food hall; theatre/interactive space; gala/events space; Meow Wolf (an innovative arts collective); Explore! Children's Museum; and an Aldi grocery store. The residential component of the Block B PUD Project, with frontage along the former 4th Street, N.E. (which was closed pursuant to DC Act 23-214), included approximately 271 units (30 reserved as artist affordable units) with ground floor retail spaces and ground floor artist maker spaces. Since the approval of Z.C. Order No. 06-10D, the Commission has approved three modifications of the Block B PUD Project (Z.C. Order Nos. 06-10E, 06-10G, and 06-10H). The Applicant noted that construction activity for the Block B PUD Project began in January of 2022 and to date the Applicant has spent over $120,000,000 on the development of Block B. An Aldi grocery store opened its doors on December 5, 2024, but the Children's Museum is not expected to deliver until early 2026. (Ex. 2)

4. The Applicant also noted that on February 15, 2018, the Office of the Zoning Administrator determined that a charter school could operate as a matter-of-right on the portion of the APFT PUD Property that was only subject to First-Stage PUD approval. In that letter, the Zoning Administrator concluded that the property's inclusion within the First-Stage PUD approved in Z.C. Order No. 06-10 does not bar the owner or tenant of the property from operating a charter school on the property as a matter-of-right. As a result of this approval, the Rocketship Infinity Charter School and the Social Justice School began charter school operations on the property subject to the First-Stage PUD approval in 2021. (Ex. 2, 2E)

5. In Z.C. Order No. 06-10D, Findings of Fact Nos. 35-39 and Condition No. G. 3. addressed the timeline for the filing of the second-stage PUD applications for the development of Blocks C and D. Finding of Fact No. 37 and 38 state:
   - 37. The Applicant will file a second-stage PUD application for either Block C or Block D by December 31, 2024, which is expected to be two years after Block B is open and operating; and
   - 38. The second-stage PUD application for the final development parcel included in the overall PUD will occur by December 31, 2030. (Ex. 2)

Parties and Notice

6. The parties to the Z.C. Case Nos. 06-10 and 06-10D other than the Applicant were Advisory Neighborhood Commissions ("ANC") 5A and 4B, the "affected" ANCs pursuant to Subtitle Z § 101.8, and the Lamond-Riggs Citizens Association ("LRCA").

7. On December 20, 2024, the Applicant served the Application on ANCs 5A and 4B and LRCA as well as the Office of Planning ("OP") and the District Department of Transportation, as attested by the Certificate of Service submitted with the Application. (Ex. 2 at 7)

II. The Application

8. On December 20, 2024, the Applicant timely filed the Application requesting a two-year extension of the First-Stage PUD approval, until December 31, 2026, to file a Second-Stage PUD application for either Block C or D. This extension request will provide the Applicant the opportunity to review, potentially revise, and move forward with Second-Stage PUD applications for the development of Blocks C and D. (Ex. 2) On January 24, 2025, in response to OP's Report at Exhibit 4, the Applicant submitted a request for a waiver from Subtitle Z § 705.5 to allow a second time extension request for a two-year period. (Ex. 5)

9. The Applicant stated that it met the requirements of Subtitle Z § 705.2 for the requested two-year time extension and the requirements of Subtitle X § 101.9 for a waiver from Subtitle Z § 705.5's maximum of one year for a second time extension because:
   - The time extension request was served on all parties and parties were allowed 30 days to respond;
   - There has been no substantial change in any material facts that would undermine the basis for the Commission's original approval of the First-Stage PUD. In fact, numerous benefits and amenities of the APFT PUD project have already been provided. The development of Block A has delivered 520 (141 of which are subject to an affordability covenant) of the 920 residential units that were envisioned in the APFT project and Block B will create 270 more residential units. Block A includes a significant amount of retail and service uses (including a fitness club, restaurants, and a day care center) and Block B has delivered the promised full-service grocery store with a children's museum expected to be delivered in early 2026. In addition, the Applicant has brought two well-established and thriving Charter School uses to the First-Stage PUD property;
   - Good cause justifies the Commission granting the time extension and the waiver because despite the significant investments of time, resources and financial capital that the Applicant has expended, circumstances outside the Applicant's reasonable control have prevented the Applicant from proceeding with the preparation and filing of Second-Stage PUD applications for Blocks C and D, including a global pandemic, unprecedented increases in construction costs, higher interest rates, and tougher lending conditions. The Applicant noted that the timeline in Z.C. Order No. 06-10D anticipated that Block B would be fully completed by December 2022 and there would be two years of operations of uses by the December 31, 2024, deadline to file second-stage applications for either Block C or D. As noted above, the Aldi grocery store just opened on December 5, 2024, and the other cultural, retail and residential elements of Block B have not been constructed at this time. Therefore, this time extension request for two more years to file a Second-Stage PUD application for Block C or D is consistent with the amount of time that the Applicant desired to have between the completion and occupancy of uses in Block B and the future development of Blocks C and D; and

- The time extension request does not prejudice the rights of any party and is not otherwise prohibited by law. (Ex. 2, 5)

10. The Application noted that Z.C. Order No. 06-10 approved the construction of an eight-story, 90-foot-tall residential building with 400 residential units on Block C and a seven-story, 90-foot-tall building on Block D that would include rehearsal and support space for Washington-area performing arts institutions and potentially a branch library. During the next two years, the Applicant stated it will further analyze whether these uses are still needed in this community (for instance the Lamond Riggs Library, located across South Dakota Avenue from the Property, recently completed a major renovation and recently reopened) or whether other arts, cultural, or education uses may be more appropriate. (Ex. 2)

11. The Application noted that in response to dialogue with representatives of ANC 5A, LRCA, and members of the surrounding community, the Applicant has agreed to undertake the following actions to enhance the physical appearance of the area around Blocks B, C, and D as follows:
    - The Applicant has prepared a full design program for a new fence with signage and art images, as well as banner signs on new light poles throughout the site;
    - The Applicant will install trashcans along South Dakota Avenue in front of Block B; and
    - The Applicant will work with LRCA, ANC 5A, and members of the community to activate the site (in particular the South Dakota Avenue frontage) while the planning for the future development of Blocks C and D progresses. (Ex. 2)

OP Report

12. OP submitted a report dated January 17, 2025 ("OP Report"), stating that it recommended approval of the Applicant's request for a second extension for a period of two years, and supported a waiver to allow a second extension request for more than one year. OP's Report noted that there have been changes to the Comprehensive Plan and the Zoning Regulations as well as some new developments in the general area since the original APFT PUD approval in 2010, but none that would negatively affect the material facts upon which the approval was based. (Ex. 4)

Responses from Parties

13. Neither of the affected ANCs, 5A or 4B, submitted responses to the Application.

14. LRCA did not submit a response to the Application.

CONCLUSIONS OF LAW

1. Subtitle Z § 705.2 authorizes the Commission to extend the period of an order approving a PUD upon determining that the time extension request demonstrated satisfaction of the requirements of Subtitle Z § § 705.3, 705.5, and 705.6.

2. The Commission concludes that the Applicant timely filed the Application on December 20, 2024, prior to the December 31, 2024, deadline granted in Z.C. Order No. 06-10D to file a Second-Stage PUD application for either Block C or Block D of the APFT PUD.

3. Subtitle Z § 705.2(a) requires that an Applicant serve the extension request on all parties and that all parties are allowed 30 days to respond.

4. The Commission concludes that the Applicant satisfied the requirement of Subtitle Z § 705.2(a) to serve the Application on all parties to the original proceeding, in this case ANCs 5A, 4B and the LRCA and that all parties were given 30 days to respond from the December 20, 2024, date of service.

5. Subtitle Z § 705.5 requires that a second PUD extension request may be approved for no more than one year.

6. Subtitle Z § 101.9 authorizes the Commission to waive any of the provisions of Subtitle Z if, in the judgment of the Commission, the Applicant demonstrates good cause for the waiver and the waiver will not prejudice the rights of any party and is not otherwise prohibited by law.

7. The Commission concludes that the Application demonstrated good cause to waive Subtitle Z § 705.5's requirement that a second time extension request be approved for no more than one year. The Commission determined that, pursuant to Subtitle Z § 101.9, granting a waiver from Subtitle Z § 705.5's requirement will not prejudice the rights of any party nor is it otherwise prohibited by law. The Commission makes this conclusion because the parties to the original order – ANCs 5A and 4B and LRCA were served with the Application and allowed the opportunity to respond. Moreover, the Commission believes that a two-year time extension will give the Applicant adequate time to finalize a new development timeline and mix of uses for the remaining PUD property which better reflects the current and expected economic climate.

8. Subtitle Z § 705.2(b) requires that the Commission find that there is no substantial change in any material facts upon which the Commission based its original approval of the PUD that would undermine the Commission's justification for approving the PUD.

9. The Commission concludes that the Application satisfied Subtitle Z § 705.2(b) based on the information provided in the Application materials and the OP Report, which stated that no substantial change has occurred to any of the material facts upon which the Commission had relied in approving the original Order.

10. Subtitle Z §705.2(c) requires that an application demonstrate with substantial evidence one or more of the following criteria:

1. *An inability to obtain sufficient project financing for the development, following an applicant's diligent good faith efforts to obtain such financing, because of changes in economic and market conditions beyond the applicant's reasonable control;*
2. *An inability to secure all required governmental agency approvals for a development by the expiration date of the PUD order because of delays in the governmental agency approval process that are beyond the applicant's reasonable control; or*
3. *The existence of pending litigation or such other condition, circumstance or factor beyond the applicant's reasonable control that renders the applicant unable to comply with the time limits of the order.*

11. The Commission concludes that the Application met the standard of Subtitle Z § 705.2(c)(1), as the Applicant was unable to move forward with the preparation of second-stage PUD applications for Blocks C or D because of changes in economic and market conditions beyond its reasonable control. The Commission acknowledges the challenges associated with the global COVID pandemic, the unprecedented increases in construction costs, higher interest rates and tougher lending conditions that negatively impacted the Applicant. The Commission agrees that these matters were beyond the Applicant's reasonable control and rendered the Applicant unable to file second-stage PUD applications for Blocks C or D by December 31, 2024. The Commission finds that the two-year time extension request is appropriate.

"Great Weight" to the Recommendations of OP

12. Pursuant to § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2001)) and Subtitle Z § 405.9, the Commission must give "great weight" to the recommendations of OP (*Metropole Condo. Ass'n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016)).

13. The Commission finds OP's recommendation to approve the Application persuasive and therefore concurs in that judgment.

"Great Weight" to the Written Report of the ANC

14. Pursuant to § 13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d)) and Subtitle Z § 406.2, the Commission must give "great weight" to the issues and concerns raised in the written report of the affected ANC. To satisfy this great weight requirement, District agencies must articulate with particularity and precision the reasons why an affected ANC does or does not offer persuasive advice under the circumstances (*Metropole Condo. Ass'n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016)). The District of Columbia Court of Appeals has interpreted the phrase "issues and concerns" to "encompass only legally relevant issues and concerns." (See *Wheeler v. District of Columbia Board of Zoning Adjustment*, 395 A.2d 85, 91 n.10 (1978)).

15. Neither of the affected ANCs, 5A or 4B, submitted responses to the case record; therefore, the Commission has nothing to which it can give "great weight".

DECISION

In consideration of the case record and the Findings of Fact and Conclusions of Law herein, the Commission concludes that the Applicant has satisfied its burden of proof and therefore **APPROVES** the Application's request for a two-year time extension of Z.C. Order No. 06-10, as modified by Z.C. Order No. 06-10D, to extend the deadline to December 31, 2026, to file a Second-Stage PUD application for the development of either Block C or D of the APFT PUD.

On January 30, 2025, upon the motion of Anthony J. Hood as seconded by Gwen Wright, the Zoning Commission took **FINAL ACTION** to **APPROVE** the application at its public meeting by a vote of **5-0-0** (Anthony J. Hood, Gwen Wright, Robert E. Miller, Tammy Stidham and Joseph S. Imamura to approve).

In accordance with the provisions of Subtitle Z § 604.9, this Order No. 06-10I shall become final and effective upon publication in the *District of Columbia Register*; that is, on May 9, 2025.

BY THE ORDER OF THE D.C. ZONING COMMISSION
A majority of the Commission members approved the issuance of this Order.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 *ET SEQ.* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 07-26G
Z.C. Case No. 07-26G
(899 Lodging Group, LLC – PUD Modification with Hearing
@ Square 398, Lot 7006 and part of Lot 32 (899 O Street, N.W.))
February 3, 2025

Pursuant to notice, the Zoning Commission for the District of Columbia ("Commission") held a public hearing on February 3, 2025, to consider an application ("Application") from 899 Lodging Group, LLC ("Applicant") for a modification with hearing to a previously approved consolidated planned unit development ("PUD") and related Zoning Map amendment for property located at 899 O Street, N.W. (Square 398, Lot 7006 and part of Lot 32) (the "Property") for the following:

- Special exception relief pursuant to Subtitle C § 1501.1(d) and Subtitle X § 901.2 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations ("DCMR" or "Zoning Regulations" and to which all subsequent section references refer unless otherwise specified), to establish an eating and drinking establishment in existing penthouse habitable space;
- Special exception relief from the penthouse setback requirements of Subtitle C § 1504, pursuant to Subtitle C § 1506.1 and Subtitle X § 901.2, to increase the height of an existing elevator override from 18.5 feet to 20 feet (i.e., 1.5 feet); and
- Approval to expand the existing penthouse structure by approximately 40 square feet to add a new enclosed elevator lobby.

The Commission considered the Application pursuant to the Commission's Rules of Practice and Procedures, which are codified in Subtitle Z of the Zoning Regulations. For the reasons stated below, the Commission hereby **APPROVES** the Application.

FINDINGS OF FACT

I. BACKGROUND

The Overall PUD Site and the Property

1. The Property is known as 899 O Street, N.W., and is part of Record Lot 32 in Square 398 (the "Overall PUD Site"). The Overall PUD Site is bounded by P Street, N.W. to the north, 7th Street, N.W. to the east, O Street, N.W. to the south, and 9th Street, N.W. to the west. The Overall PUD Site has approximately 149,600 square feet of land area and is rectangular in shape. The Property is located on the southwest corner of the Overall PUD Site.

The Original PUD Approval

2. The Overall PUD Site is improved with existing buildings that were constructed in accordance with Z.C. Order No. 07-26, effective July 18, 2008 (Exhibit ["Ex."] 2D) (the "Original Order"), as modified and extended. The Original Order approved a consolidated PUD and a related Zoning Map amendment from the C-2-A zone to the C-3-C zone or the

CR Zone for the Overall PUD Site under the 1958 Zoning Regulations that were in place at the time.[1]

3. The Original Order approved redevelopment of the Overall PUD Site, which included the historic O Street Market, with new residential, retail, service, hotel, and grocery store uses. The Original Order included approval of development of a hotel building on the Property (the "Hotel Building"). All of the buildings approved pursuant to the consolidated PUD, including the Hotel Building, have been constructed and are occupied.[2]

Parties

4. Pursuant to Subtitle Z § 403.5(a), the Applicant is automatically a party to the Application.

5. Pursuant to Subtitle Z §§ 101.8 and 403.5(b), Advisory Neighborhood Commission ("ANC") 2G is automatically a party to the Application as the ANC in which the Property is located.[3]

6. The Commission received no other requests for party status.

Notice and Setdown

7. Pursuant to Subtitle Z §§ 300.7 and 300.8, on June 24, 2024, the Applicant mailed a Notice of Intent to file the Application to the owners of all property located within 200 feet of the perimeter of the Property and to ANC 2G (Ex. 2C).

8. Pursuant to Subtitle Z § 300.9, subsequent to the mailing of such notice and prior to filing the Application with the Commission on September 27, 2024, the Applicant presented the Application to ANC 2G at its regularly scheduled public meeting of July 2, 2024.

9. Pursuant to Subtitle Z §§ 400.9-400.12, on November 14, 2024, at its duly noticed public meeting, the Commission considered the Application and voted to set the case down for a public hearing.

10. Pursuant to Subtitle Z §§ 402.1-402.2 and 402.6, on December 9, 2024, the Office of Zoning ("OZ") sent notice of the February 3, 2025, public hearing concerning the Application to:
    - Applicant;
    - ANC 2G;
    - Office of ANCs;
    - Councilmember in whose district the Property is located and the At-Large Councilmembers;

[1] At the time that the Original Order was approved, the Overall PUD Site was known as Lots 829 and 830 in Square 398. Under the current Zoning Regulations, the C-2-A zone converted to the MU-4 zone, the C-3-C zone converted to the MU-9B zone, and the CR zone converted to the MU-10 zone. The Property where the Hotel Building is located is within the MU-9B zone per the PUD related map amendment granted in the Original Order.

[2] In Z.C. Orders No. 07-26A, 07-26B, 07-26C, 07-26D, 07-26E, and 07-26F, the Commission approved a time extension and various modifications to the approved consolidated PUD.

[3] At the time that the Original Order was approved, the Overall PUD Site was located within ANC 2C.

- Office of Planning ("OP");
- District Department of Transportation ("DDOT");
- Department of Buildings ("DOB");
- OZ Legal Division ("OZLD");
- District Department of Energy and the Environment ("DOEE"); and
- Owners of property within 200 feet of the Property.

(Ex. 11, 11A).

11. Pursuant to Subtitle Z § 402.1(a), OZ published notice of the February 3, 2025, public hearing concerning the Application in the December 20, 2024, issue of the District of Columbia Register (71 DCR 015859 *et seq.*; Ex. 10).

12. Pursuant to Subtitle Z §§ 402.3-402.4, 402.8-402.10, on December 17, 2024 and on January 28, 2025, the Applicant submitted evidence that it had posted notices of the public hearing on the Property and thereafter maintained such notices (Ex. 12-12B, 16).

II. THE APPLICATION

13. On September 27, 2024, the Applicant filed the Application requesting a modification with hearing, pursuant to Subtitle Z § 704. The Application stated that modifications to the Hotel Building were requested because the Hotel Building was recently sold and was undergoing a rebranding and renovation effort. The rebranded hotel would repurpose the existing penthouse area by filling in the existing swimming pool to provide additional conference space, a small warming kitchen with a bar, and seating areas for an eating and drinking establishment for hotel guests. This proposed use would serve as a meeting and function space and provide an extension to the existing second-floor restaurant.

PUD Modifications

14. As shown on the Architectural Plans and Elevations (the "Architectural Plans and Elevations") (Ex. 9C), the Application proposed the following modifications to the approved and existing Hotel Building, requesting:
    - A special exception, pursuant to Subtitle C § 1501.1(d) and Subtitle X § 901.2, to establish an eating and drinking establishment use within the existing penthouse structure on the Hotel Building ;
    - A special exception from the penthouse setback requirements of Subtitle C § 1504, pursuant to Subtitle C § 1506.1 and Subtitle X § 901.2, to increase the height of an existing elevator overrun from 18.5 feet to 20 feet to bring it to the Hotel Building roof, which would result in a penthouse setback in one location that is non-compliant with the 1:1 penthouse setback required[4]; and
    - To expand the existing enclosed penthouse structure on the Hotel Building by approximately 40 square feet to accommodate a new elevator lobby.

[4] The existing and proposed penthouse setback is 9 feet, 8 inches, so the 1.5-foot addition to the mechanical penthouse height will increase the existing non-conformity necessitating penthouse setback relief.

15. The Application did not propose any other modifications to the Hotel Building. Other than the two areas of zoning relief requested, the Hotel Building would continue to comply with all applicable zoning standards.

Applicant's Submissions and Testimony

16. Initial Application. On September 27, 2024, the Applicant filed its initial application materials, which included the following:
    - A Statement in Support of the Application that provided an overview of the modifications proposed, justifications relating to the special exception and PUD evaluation criteria, and a discussion of the Applicant's community outreach and engagement efforts;
    - An initial set of architectural plans and elevations; and
    - Procedural materials required by the Zoning Regulations.

    (Ex. 1-4).

17. Comprehensive Plan. On November 4, 2024, the Applicant filed an evaluation of how the proposed modifications are not inconsistent with the Comprehensive Plan, including when evaluated through a racial equity lens. (Ex. 7) The Applicant stated that the proposal would further Comprehensive Plan policies within the Land Use Element, Economic Development Element, and Near Northwest Area Element along with objectives of the Convention Center Area Strategic Development Small Area Action Plan (*Id.*); and
    Community Outreach and Engagement – The Applicant's statement in support stated that it introduced the Application to ANC 2G at its regularly scheduled meeting on July 2, 2024, and the ANC expressed no concerns about the proposal. (Ex. 2) The Applicant stated that the ANC received comments from neighbors residing at a condominium building across O Street, citing concerns about the proposal's potential negative impacts on condominium unit values, noise, privacy, traffic, crime, homeowners' insurance, and security (*Id.*). The Applicant provided written responses to the cited concerns (*See id.* at 8-11).

18. Prehearing Submission. On November 22, 2024, the Applicant filed its Prehearing Submission and supporting materials responding to comments raised by OP in its November 4, 2024, Setdown Report and by the Commission at its November 14, 2024, public meeting (Ex. 8-9D). The Prehearing Submission included the following information from the Applicant:
    - The only additional information requested by OP was to further address concerns raised by the condominium community across O Street, N.W., to the south of the Property, and to describe any agreed upon mitigation (Ex. 6, p. 5). The Prehearing Submission stated that the Applicant was continuing to engage with the community and would provide an update on its engagement efforts prior to the public hearing;
    - At its public meeting, the Commission asked the Applicant to confirm that the penthouse height for the new elevator overrun would not exceed 20 feet. The Prehearing Submission confirmed that the new elevator overrun would have a maximum height of 20 feet;
    - At its public meeting, the Commission asked the Applicant to provide more information on why the portion of the penthouse for which additional height was proposed could

not be setback farther on the roof. The Prehearing Submission stated that the elevator shaft is an existing condition that runs vertically within the Hotel Building and could not be relocated. To improve access and decrease elevator wait times, the Applicant proposed to extend the elevator to the roof level, which required increasing the height of the overrun to accommodate required mechanical equipment; and

- Finally, at its public meeting the Commission asked the Applicant to provide additional information about its outreach efforts to neighbors and the ANC. The Prehearing Submission stated that the Applicant was working with ANC 2G to schedule a community "meet and greet" at the Property and was scheduled to present at the ANC's Zoning, Planning, and Historic Preservation Committee meeting and at the full ANC 2G public meeting. The Prehearing Submission stated that the Applicant would provide more information on continued engagement prior to the public hearing.

The Prehearing Submission also included updated Architectural Plans and Elevations and additional materials required by the Zoning Regulations (Ex. 8-9D).

19. Applicant's Direct Presentation. In advance of the February 3, 2025, public hearing, the Applicant filed a PowerPoint presentation (Ex. 17). At the public hearing, the Applicant presented the Application through a review of the PowerPoint presentation and testimony from a representative of the Applicant and from Mr. Manish Patel, who the Commission qualified as an expert in architecture.

20. Draft Findings of Fact and Conclusions of Law. Pursuant to Subtitle Z § 601.1, the Applicant filed draft findings of fact and conclusions of law (Ex. 19).

Applicant's Justification for Relief

21. The Application requested that the Commission approve a modification with hearing to the approved PUD for the Property.

22. As part of the Application, the Applicant requested special exception relief pursuant to Subtitle C § 1501.1(d) and Subtitle X § 901.2, to permit an eating and drinking establishment use in the penthouse. The Applicant's Statement in Support explained that the special exception standards were met as follows:

- The proposed eating and drinking establishment use would be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps because this use is consistent with the underlying MU-4 zoning, which permits eating and drinking establishments as a matter-of-right;
- The proposed use would advance the general intent of the Zoning Regulations by enabling the hotel to offer a use that complements the surrounding mixed-use neighborhood and serves as an amenity for hotel guests;
- The proposed use would not adversely affect neighboring properties. The intensity of the eating and drinking establishment use would be nominal and appropriate within the context of the mixed-use PUD. The use in the penthouse would accommodate approximately 157 individuals and the space would be fully enclosed within the existing penthouse. The limited size and interior location would mitigate any potential impacts on the neighborhood and would ensure compatibility with adjacent uses. Thus,

there would be no adverse impact to hotel guests or to nearby residents. Furthermore, the proposed use would not trigger increases in traffic to or from the Property, as the use would predominantly serve guests of the hotel; and

- As a result of the foregoing, the proposed eating and drinking establishment use in the penthouse would be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and would not tend to affect adversely the use of neighboring property.

23. The Application also requested special exception approval pursuant to Subtitle C § 1506.1 from the penthouse setback requirements of Subtitle C § 1504. The relief was requested for the elevator overrun, which would have an overall height of 20 feet with a non-compliant setback of nine feet, eight inches in one location. The Applicant's Statement in Support explained that the special exception standards were met as follows:

- The relief requested would be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The purpose of the setback requirement is to minimize visibility of rooftop structures while allowing for necessary mechanical equipment and habitable and amenity space at the penthouse level. The proposed relief would not undermine this intent because the increased height is necessary to provide safe and efficient vertical circulation to the penthouse level. The location of the elevator overrun on the southwest corner of the rooftop would minimize its visibility from the street and ensure that it would not detract from the character of the surrounding area;
- The penthouse is an existing condition on the Hotel Building and was originally approved through the PUD process. Other than the minimal increase in height to the overrun and a small elevator lobby, no other exterior changes will be made. Thus, the penthouse massing and height would be largely undisturbed and would comply in all other respects with the approved design parameters;
- Granting the setback relief would allow for improved access to the penthouse without altering the building's overall appearance or disrupting the harmonious relationship between the hotel and its neighboring structures. The request is consistent with the goals of the underlying MU-4 zone, which encourage mixed-use development while promoting efficient use of space and minimal visual impacts;
- The relief requested would not affect adversely the use of neighboring property. The increased elevator overrun height would not be visible from the street and would have minimal impact on the view of the southern building façade. The Hotel Building is separated from the closest residential properties to the south by O Street, N.W., which provides a significant buffer. The overall massing of the Hotel Building and its existing rooftop structures would otherwise be unchanged, thus ensuring that the modification would not alter the visual character of the area in a way that would negatively affect adjacent properties;
- The elevator enclosure would not generate noise or activity that could disturb neighboring properties. The elevator would operate within its shaft and would be designed with materials that match those of the existing structure. Since the rooftop space is already part of the hotel's operational area, the modifications would not introduce any new or abnormal levels of activity beyond what is already permitted and existing;

- The penthouse modifications would enhance the hotel's functionality without introducing any adverse effects that would disrupt the surrounding uses. The penthouse and rooftop space are already approved as part of the Hotel Building's use, and the proposed elevator improvements are necessary to provide safe and functional access to the roof. These improvements would benefit hotel guests without imposing negative externalities on neighboring properties;
- The proposed modifications are modest in scale and designed to minimize visual impact while enhancing functionality. The separation provided by O Street, combined with the careful placement and design of the rooftop elements, would ensure that the proposed penthouse will not adversely affect the use or enjoyment of neighboring properties;
- Strict application of the setback requirement would undermine the functionality of the Hotel Building. The elevator overrun must extend to 20 feet in height to accommodate the mechanical systems required for safe and reliable vertical circulation. Compliance with the setback requirement would necessitate a complete redesign of the building's existing vertical circulation system, leading to higher costs and a longer construction timeline, all of which are unreasonable given the minor nature of the proposed modifications;
- Strict application of the setback requirement would also be inconsistent with building codes and modern accessibility standards. The increased height of the elevator overrun is necessary to meet current safety and accessibility codes, which prioritize functionality and user safety. Restricting the elevator's height in order to fully meet the setback requirements would create practical challenges and potentially result in non-compliance with critical building code requirements; and
- Taken together, strict application of the setback requirements would be unduly restrictive and unreasonable given the structural constraints of the existing Hotel Building. It would impose significant construction challenges, increase costs, and compromise the functionality and safety of the building, making setback relief necessary to achieve a reasonable, code-compliant design that also mitigates visual impact through thoughtful design choices.

III. RESPONSES TO THE APPLICATION

OP

24. On November 4, 2024, OP filed a setdown report recommending that the Commission setdown the Application for a public hearing ("OP Setdown Report") (Ex. 6). The OP Setdown Report concluded that the requested PUD modifications meet the applicable special exception criteria and PUD evaluation criteria and included the following comments on the Application:

- The proposed eating and drinking establishment "is a permitted use in the MU-4 base zone where the hotel is located, and in the MU-9 [PUD] zone for this site." (Ex. 6, p. 2);
- Granting relief to permit an eating and drinking establishment use in the penthouse "would not be contrary to the intent of the Regulations, as the proposed establishment would be within an existing enclosed penthouse" and "[w]ith respect to privacy of

neighbors, the existing rooftop structure will remain fully enclosed, which should mitigate potential privacy concerns for nearby residents." (Ex. 6, p. 2);

- Given the existing structure's internal configuration, "shifting the elevator shaft to satisfy the one-to-one setback for the newer elevator installation within the penthouse" would be "unduly prohibitive" and "[m]oving the elevator location would also create unnecessary reconstruction of the building's interior." (Ex. 6, p. 3);
- OP further found that "the proposed vertical extension of the overrun would not result in a significant increase in its visibility from the sidewalk" nor would it materially change the Commission's determination in the original PUD that the "requested roof structure design would not adversely impact the light and air of adjacent buildings since each element has been located to minimize their visibility. Therefore, the intent and purposes of the Zoning Regulations will not be materially impaired, and the light and air of adjacent buildings will not be adversely affected." (Ex. 6, p. 4);
- The use of neighboring property "would not be adversely impacted due to noise or visibility from a neighbor's residence" and the "elevator equipment would not generate noise to disturb the hotel guests, nor should it disturb neighbors since it would be enclosed within the penthouse building." (Ex. 6, p. 4);
- Approval of the Application "would not significantly advance or impede the stated policies of the Comprehensive Plan related to equity since the requested special exception relief is related to an interior renovation of the existing facility that would not adversely impact the light and air to neighboring properties, nor result in loss of affordable housing, nor lead to other inequities for the neighborhood or planning area as a whole. The addition of the eating and drinking establishment would create some additional employment opportunities for area residents." (Ex. 6, p. 4);
- An analysis of the Comprehensive Plan does not indicate any policies related to racial equity that would be significantly impaired by the proposed modification to the PUD. (Ex. 6, p. 4); and
- The OP Setdown Report also provided a racial equity analysis not inclusive of disaggregated race and ethnicity data for the Near Northwest Planning Area (Ex. 6, pp. 4-5).

25. On January 22, 2024, OP filed a hearing report recommending that the Commission approve the Application ("OP Hearing Report"). (Ex. 14) The OP Hearing Report largely reiterated the findings and conclusions from the OP Setdown Report.

26. At the February 3, 2025 public hearing, OP testified in support of the Application by referencing the OP Setdown and Hearing Reports filed in the case record.

DDOT

27. On January 24, 2025, DDOT filed a report stating no objection to the Application (Ex. 15).

28. DDOT did not testify at the public hearing.

Other District Agencies

29. No District agencies other than OP and DDOT submitted comments on the Application or testified at the public hearing.

30. ANC 2G submitted a resolution dated January 9, 2025, stating that at its duly noticed and regularly scheduled public meeting held on December 12, 2024, with a quorum of five out of six commissioners present, ANC 2G voted unanimously 5-0-0 to support the Application ("ANC Report"). The ANC Report did not cite any issues and concerns (Ex. 13).

31. ANC 2G did not testify at the public hearing.

Organizations and Individuals in Support

32. No organizations or individuals filed written comments or testified in support of the Application at the public hearing.

Organizations and Individuals in Opposition

33. No organizations or individuals filed written comments or testified in opposition to the Application at the public hearing.

CONCLUSIONS OF LAW

Authority

1. Pursuant to the authority granted by the Zoning Act of 1938 (June 20, 1938, 52 Stat. 797, as amended; D.C. Official Code § 6-641.01 (2018 Repl.)), the Commission may approve a PUD and modifications to an approved PUD consistent with the requirements of Subtitle X, Chapter 3, and Subtitle Z § 704.

2. Pursuant to Subtitle X § 300.1, the purpose of the PUD process is to provide for higher quality development through flexibility in building controls, including building height and density, provided that a PUD: (a) results in a project superior to what would result from the matter-of-right standards; (b) offers a commendable number or quality of meaningful public benefits; and (c) protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan.

3. Pursuant to Subtitle X § 303.1, as part of the PUD process, the Commission may grant relief from any development standards established in the corresponding zone, which shall be considered a type of development flexibility against which the Zoning Commission shall weigh the benefits of the PUD.

4. Pursuant to Subtitle X § 303.12, a PUD-related zoning map amendment shall be considered flexibility against which the Zoning Commission shall weigh the benefits of the PUD.

5. Pursuant to Subtitle X § 303.13, as part of any PUD, the applicant may request approval of any relief for which special exception approval is required. The Zoning Commission shall apply the special exception standards applicable to that relief, unless the applicant requests flexibility from those standards.

6. Pursuant to Subtitle X § 304.3, in deciding a PUD application, the Commission shall judge, balance, and reconcile the relative value of the public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.

7. Pursuant to Subtitle X § 304.4, to approve a proposed PUD, the Commission shall find that the proposed development (a) is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site; (b) does not result in unacceptable project impacts on the surrounding area or on the operation of city services and facilities but instead shall be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project; and (c) includes specific public benefits and project amenities of the proposed development that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs related to the subject site.

8. Pursuant to Subtitle Z § 704.4, the scope of a hearing for a Modification with Hearing shall be limited to the impact of the modification on the subject of the original application and shall not permit the Commission to revisit its original decision.

Special Exception Relief

9. The Commission finds that the Application meets the applicable special exception criteria for the requested modifications to establish an eating and drinking establishment in the existing Hotel Building penthouse; and to increase the height of an existing elevator overrun resulting in a non-compliant penthouse setback in one location and expand the existing enclosed penthouse structure for a new elevator lobby (*See* Finding of Fact ["FF"] Nos. 2, 6, 10, 11, 12, 13).

Not Inconsistent with the Comprehensive Plan and Other Adopted Public Policies Related to the Property (Subtitle X § 304.4(a)).

10. The Commission finds that the Application is not inconsistent with the Comprehensive Plan, including when viewed through a racial equity lens. The Commission finds that the Application would further policies within the Land Use, Economic Development, and Near Northwest Area Element of the Comprehensive Plan, and goals and policies of the Convention Center Area Strategic Development Small Area Action Plan. (FF No. 5) The Commission concludes that to the extent the Application is potentially inconsistent with specific policies within the Comprehensive Plan, that such inconsistencies are outweighed by the Application's consistencies with policies of the Elements noted immediately above.
11. The Commission finds that the Application is not inconsistent with the Comprehensive Plan when evaluated through a racial equity lens. The Commission reaches this conclusion based on the case record and the racial equity analyses provided by the Applicant, inclusive of community outreach and engagement information, and the OP Setdown and Hearing Reports. The Commission finds the Applicant's community outreach and engagement regarding the Application adequate and finds the Applicant's responses to the concerns about potential negative impacts raised by neighbors at a condominium building across O Street sufficient (FF Nos. 4, 5). The Commission agrees with OP that the Application

would not significantly advance or impede policies of the Comprehensive Plan related to racial equity since the requested special exception relief is related to an interior renovation of the existing penthouse that would not (i) adversely impact use of neighboring properties due to noise or visibility; (ii) result in loss of affordable housing; or (iii) lead to other inequities for the neighborhood or planning area as a whole (FF Nos. 12, 13). For these reasons, the Commission finds OP's omission of disaggregated race and ethnicity data for the Near Northwest Planning Area from its racial equity analysis acceptable in this case. The Commission believes the data is not necessary for the Commission's Comprehensive Plan consistency evaluation of the Application given the limited scope of the proposed modifications.

12. The Commission further finds that with respect to racial equity, the Application:
- Would not result in any direct or indirect displacement of existing residents within the surrounding neighborhood;
- Would not result in changes to market rate, affordable, or replacement housing; and
- Would not result in changes to the physical environment;

(FF Nos. 12, 13).

Potential Adverse Impacts of the Project (Subtitle X § 304.4(b))

13. The Commission previously found that the consolidated PUD could be "approved with conditions to ensure that any potential adverse effects on the surrounding area from the development [would] be mitigated." (Z.C. Order No. 07-26, Conclusion of Law No. 6). Based on the case record and the Findings of Fact above, the Commission concludes that the Application will not result in any unacceptable impacts on the surrounding area or on District services or facilities that cannot be mitigated or that are not acceptable given the overall PUD's public benefits and amenities. Given the limited scope of the Application, the Commission does not find conditions of approval necessary in this case.

PUD Flexibility Balanced Against Public Benefits and Project Amenities (Subtitle X § 304.4(c) and 304.3)

14. The Commission previously found that the Applicant's request for flexibility from the Zoning Regulations was "consistent with the Comprehensive Plan" and that the benefits and amenities were "reasonable tradeoffs for the requested development flexibility, and any potential adverse effects." (Z.C. Order No. 07-26, Conclusion of Law No. 7). The Commission need not revisit this conclusion because the Application did not request additional PUD flexibility or propose any modifications to the approved public benefits or project amenities.

"Great Weight" to Recommendations of OP

15. The Commission is required to give "great weight" to the recommendation of OP pursuant to § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2018 Repl.)) and Subtitle Z § 405.9 (*Metropole Condo. Ass'n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016)).

16. The Commission finds persuasive OP's analysis of the Application, its conclusion that the Application satisfies the applicable special exception criteria and the PUD evaluation criteria and is not inconsistent with the Comprehensive Plan, including when reviewed through a racial equity lens; and its recommendation to approve the Application persuasive, and concurs with this judgment.

"Great Weight" to Written Reports of the Affected ANC

17. The Commission must give "great weight" to the issues and concerns raised in the written report of the affected ANC pursuant to § 13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d) (2012 Repl.)) and Subtitle Z § 406.2. To satisfy the great weight requirement, the Commission must acknowledge the ANC's issues and/or concerns, then articulate with particularity and precision the reasons why the affected ANC does or does not offer persuasive advice under the circumstances (*Spring Valley-Wesley Heights Citizens Ass'n v. District of Columbia Zoning Comm'n,* 856 A.2d 1174, 1180 (D.C. 2004)). The District of Columbia Court of Appeals has interpreted the phrase "issues and concerns" to "encompass only legally relevant issues and concerns." (*Wheeler v. District of Columbia Bd. of Zoning Adjustment,* 395 A.2d 85, 91 n.10 (D.C. 1978) (citation omitted)).

18. The Commission finds persuasive and concurs with ANC 2G's support for the Application. The Commission notes that the ANC Report did not raise any issues or concerns with the Application (FF No. 18).

DECISION

In consideration of the Findings of Fact and Conclusions of Law contained herein, the Commission **ORDERS APPROVAL** of the Application for a Modification with Hearing to the approved consolidated PUD in Z.C. Order No. 07-26 *et seq.* for the following:

- A special exception pursuant to Subtitle C § 1501.1(d) and Subtitle X § 901.2 to establish an eating and drinking establishment use in the existing penthouse structure on the Hotel Building;
- A special exception from the penthouse setback requirements of Subtitle C § 1504, pursuant to Subtitle C § 1506.1 and Subtitle X § 901.2, to increase the height of an existing elevator override to bring it to the Hotel Building roof resulting in a non-compliant penthouse setback in one location; and
- Approval to expand the existing enclosed penthouse structure on the Hotel Building by approximately 40 square feet to add a new elevator lobby.

Condition No. 1 of Z.C. Order No. 07-26 is hereby amended to read as follows (new text is shown as **bold and underlined** text). All other conditions in Z.C. Order No. 07-26, as modified, remain unchanged and in effect.

1. **The portion of the PUD located at 899 O Street, N.W. (Lot 7006 and part of Lot 32 in Square 398) and known as the Hotel Building shall be developed in accordance with the plans marked as Exhibit 9C of Z.C. Case No. 07-26G.** The portion of the PUD known as the West Residential Building shall be developed in accordance with the plans marked as Exhibit 17 of Z.C. Case No. 07-26F. The remainder of the PUD shall be developed in accordance with the plans prepared by Shalom Baranes Associates, dated February 15, 2008, and as amended or supplemented by drawings dated March 6, 2008,

marked as Exhibits 29A and 42 [as amended by the plans marked as Exhibit 1 to Z.C. Case 07-26B], respectively, in the record, and as further modified by the guidelines, conditions, and standards herein.

This approval shall be valid for a period of two years from the effective date of this Order. Within that time, the Applicant shall file a building permit application for the renovations to the Hotel Building approved herein and shall begin construction of such renovations within three years of the effective date of this Order.

Final Actio

VOTE (February 3, 2025): 5-0-0 (Anthony J. Hood, Joseph S. Imamura, Robert E. Miller, Tammy Stidham, & Gwen Wright to approve.)

In accordance with the provisions of Subtitle Z § 604.9, this Order No. 07-26G shall become final and effective upon publication in the *District of Columbia Register*; that is, on May 9, 2025.

THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS THE D.C. HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (THE "ACT"). THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. IN ACCORDANCE WITH THE ACT, THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 88-02A
Z.C. Case No. 88-02A
7K 2401, LLC
(PUD Modification without Hearing @ Square 26, Lot 11 [2401 Pennsylvania Ave., N.W])
March 13, 2025

Pursuant to notice at its March 13, 2025 public meeting, the Zoning Commission for the District of Columbia ("Commission") considered the application ("Application") of 7K 2401, LLC (the "Applicant") for a Modification Without Hearing to the planned unit development ("PUD") approved pursuant to Z.C. Order Nos. 586 and 586A for property located at 2401 Pennsylvania Avenue, N.W. (Square 26, Lot 11) (the "Property"). The Commission reviewed the Application pursuant to the Commission's Rules of Practice and Procedures, which are codified in Subtitle Z of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations ("DCMR"), to which all subsequent citations refer unless otherwise specified). For the reasons stated below, the Commission **APPROVES** the Application.

I. BACKGROUND

The Property

1. The Property is located at 2401 Pennsylvania Avenue, N.W. (Square 26, Lot 11), which is bounded by 24th Street, N.W. to the east, Pennsylvania Avenue, N.W. to the southwest, and L Street, N.W. to the north. The Property has approximately 18,368 square feet of land area[1] and is zoned MU-6B.

2. The Property is currently improved with a mixed-use building containing retail use on the ground floor, office use on floors two through four, and residential use on floors five through eight (the "Existing Building").

3. The Existing Building has 40 residential units, approximately 58,000 square feet of office space, and a variety of retail and service uses on the ground and lower levels. A total of 163 on-site parking spaces, both within private property and vault space, are located in a below-grade parking garage accessed from L Street. Existing loading facilities include two loading berths at 30 feet deep and five service/delivery spaces at 20 feet deep, also accessed from L Street. The primary pedestrian entrance to the residential portion of the Existing Building is located on Pennsylvania Avenue, and the primary pedestrian entrance to the office portion of the Existing Building is located at the intersection of Pennsylvania Avenue and 24th Street. Pedestrian entrances to the individual ground floor retail and service uses are provided on all three street frontages.

4. The Property is located in the West End/Foggy Bottom area of the District, approximately a half block to the northwest of Washington Circle. The area surrounding the Property contains

[1] The Subdivision Plat for the Property, recorded in the Office of the Surveyor for the District of Columbia on February 16, 1989, at book 181, page 123, shows the Property as having a total land area of 18,368.40 square feet. The approved PUD shows the total land area as 18,625 square feet.

a wide variety of uses, including residential, office, hotel, retail, and service establishments. George Washington University is located to the south.

Prior Zoning Commission Approvals

5. Pursuant to Z.C. Order No. 586 (Z.C. Case No. 88-2), dated August 8, 1988, and effective September 16, 1988, the Commission approved a consolidated PUD for the Property pursuant to § 2400 of the then-applicable 1958 Zoning Regulations ("ZR58"). The approved project was for a mixed-use building consisting of retail, office, and residential uses, with a maximum density of 7.66 floor area ratio ("FAR"), a maximum building height of 92 feet, a maximum lot occupancy of 97% for residential use and 100% for commercial use, and a minimum of 140 on-site parking spaces (*See* Z.C. Order No. 586, Decision Nos. 2-5, 9). The original approval did not include a zoning map amendment for the Property, which was zoned C-2-C under ZR58.[2]

6. Pursuant to Z.C. Order No. 586A (Z.C. Case No. 88-2), dated March 13, 1989 (and with Z.C. Order No. 586, the "Orders"), the Commission approved a modification to Z.C. Order No. 586 to (i) increase the approved number of on-site parking spaces to 167 total spaces within an additional partial level of below-grade parking; and (ii) make minor design changes to the building façade.

7. A building permit application for the approved PUD was required to be filed within two years of the effective date of Z.C. Order No. 586, with construction to commence within three years. The Existing Building on the Property was completed within these timeframes pursuant to the conditions of the Orders and has been occupied since that time.

Parties and Notice

8. The only party to Z.C. Case Nos. 88-2 other than the Applicant was Advisory Neighborhood Commission ("ANC") 2A, the "affected" ANC pursuant to Subtitle Z § 101.8.

9. On January 21, 2025, the Applicant served the Application on ANC 2A as well as on the Office of Planning ("OP") and the District Department of Transportation ("DDOT"), as attested by the Certificate of Service submitted with the Application (Exhibit ["Ex."] 2).

II. THE APPLICATION

10. On January 21, 2025, the Applicant filed the Application requesting a Modification Without Hearing to the approved PUD to convert floors two through four from office to residential use. The Application explained that the modification would be accomplished without any changes to the Existing Building's height or density and with only limited changes to the Existing Building's exterior façade to accommodate the residential use. No zoning relief was needed to accommodate the modification; thus, the Zoning Commission was able to understand the proposal without witness testimony (Ex. 2).

[2] The C-2-C zone became the MU-6 zone by virtue of Z.C. Order No. 08-06A and then became the MU-6B zone by virtue of Z.C. Order No. 18-16/19-27-19-27B.

11. The Application explained that the proposed modification would advance the District's policies of supporting residential conversions because it would create new market rate and affordable housing units (*Id.*).

12. The Application included architectural drawings (the "Architectural Drawings") (Ex. 2C) showing the proposed modifications to the Existing Building to accommodate the residential use. Such modifications included the following:
- Modifications to floor plans:
  - At the lower level, some of the existing retail use would be converted to residential amenity space, and bike parking and tenant storage would be incorporated;
  - At the ground level, the existing pedestrian entrance to the office use at the corner of Pennsylvania Avenue and 24th Street would be converted to retail/service entry; and
  - At floors two through four, the office space would be converted to approximately 60 new residential units, of which approximately six units would be Inclusionary Zoning ("IZ") units;
- Window replacements. The windows for the three floors that would be converted from office to residential use would be replaced at the time of the conversion with windows that are similar to the existing window design. The windows for the existing residential floors would be replaced with the new windows as tenants move out. As shown on Sheet A2.05 of the Architectural Drawings, the new windows would have the same general appearance as the existing windows such that the Existing Building would continue to have a consistent appearance from the street; and
- Roof/Penthouse/Guardrail: No exterior changes to the roof or penthouse were proposed, and all of the existing improvements would be maintained in their existing configuration. Mechanical equipment upgrades and modifications would be located within the existing screenwall, which would include the removal of one of the two existing elevator overrides. To the extent that the guardrail must be updated to comply with current codes, it would be replaced in kind in the same location.

13. Pursuant to Subtitle G § 200.4, an existing building may convert existing gross floor area to residential use as a matter of right, even if the building or portion thereof to be converted does not comply with the applicable development standards for courts, FAR, GAR, height, lot occupancy, waterfront setback, or yards. The existing building, as modified and as shown in the Architectural Drawings, complies with the Zoning Regulations as a matter of right due to the provisions of Subtitle G § 200.4, and no additional relief from any other applicable development standards of the Zoning Regulations is required.

14. The Application included a chart (Ex. 2D) showing the approved PUD conditions as set forth in the Orders and the proposed modifications thereto. The updated conditions are included in this Order.

15. The Application included an analysis of how the modifications would meet the PUD evaluation standards, including how the modifications would not change the following conclusions made by the Zoning Commission in the Orders:

- "The Commission concurs with the Applicant's proposal and finds that [the project] is consistent with the PUD guidelines for the C-2-C zone and with the land use designations on the Generalized Land Use Map of the Comprehensive Plan for the National Capital." (Z.C. Order No. 586, Finding of Fact ("FF") No. 4);
- "The Commission finds that the PUD project is in conformance with the Comprehensive Plan which designates the site for mixed-use high-density residential and medium-density commercial uses. The Commission finds that the increased FAR requested by the Applicant will ensure the development of the site for residential uses. The Commission has the authority to increase the FAR in exchange for the provisions of certain amenities." (Z.C. Order No. 586, FF No. 43);
- "The approval of this application is not inconsistent with the Comprehensive Plan for the National Capital." (Z.C. Order No. 586, Conclusions of Law No. 4); and
- "The Zoning Commission further believes that the proposed modifications are in the best interest of the District of Columbia, are consistent with the intent and purpose of the Zoning Regulations and Zoning Act and are not inconsistent with the Comprehensive Plan for National Capital." (Z.C. Order No. 586A, p. 2).

(Ex. 2).

16. The Application stated that the modifications proposed would not change the conclusions stated above, and that the project continues to be not inconsistent with the Comprehensive Plan. While the Property was designated mixed-use high-density residential and medium-density commercial at the time that Z.C. Order No. 586 was approved, the FLUM was changed to the high-density residential designation in 2006 due to the District's efforts to encourage residential use in this area. The current FLUM continues to designate the Property as high-density residential. Accordingly, the Application asserted that the building's original mix of office, retail, and residential uses was appropriate given the FLUM in effect when the project was originally approved, and that the modification to convert the office space to residential use would be fully consistent with the current high-density residential FLUM designation for the Property (*Id.*).

17. The Application also stated that the Comprehensive Plan Generalized Policy Map ("GPM") designated the majority of the Property within a Main Street Mixed Use Corridor (along Pennsylvania Avenue) and a small portion of the Property's northeast corner as a Neighborhood Conservation Area. The Application stated that the residential conversion would be fully consistent with these designations, which encourage "[c]onversion and enhancement… to foster economic and housing opportunities and serve neighborhood needs." (*See* 2021 GPM; *Id.*).

18. The Application also asserted that the modifications proposed were not inconsistent with the Comprehensive Plan as evaluated through a racial equity lens. The additional residential units, including six IZ units, would lead to favorable outcomes for the District and would help to advance many Comprehensive Plan policies of the Land Use, Housing, Transportation, Economic Development, and Environmental Protection City-Wide Elements, and the Near Northwest Area Element (*Id.*). The Application included an evaluation of how the modifications were not inconsistent with the Comprehensive Plan (Ex. 2E).

19. The Application further explained that the proposed residential use would not result in unacceptable project impacts. The Application submitted a transportation study (Ex. 2F), which found that there would be no adverse impacts to traffic as a result of the conversion. Specifically, the transportation study found that the proposed project with residential use would result in an estimated 48 fewer AM peak hour vehicle trips and 54 fewer PM peak hour vehicle trips. The transportation study also found that the proposed loading facilities would meet the minimum requirements and anticipated demand, and the Applicant would implement a Loading Management Plan in accordance with DDOT requirements to promote the safe and efficient use of the loading facilities. The Application also affirmed that the Applicant would implement a Transportation Demand Management Plan, commensurate with DDOT's current guidelines, with strategies to promote and incentivize non-auto modes of transportation (Ex. 2).

20. Finally, the Application explained that there were no changes proposed to the previously approved PUD public benefits and amenities, or development incentives requested, and that there were no unacceptable adverse impacts. Accordingly, the public benefits and project amenities did not need to be reevaluated (Ex. 2).

III. RESPONSES TO THE APPLICATION

OP Report

21. On February 12, 2025, the Office of Planning submitted a report ("OP Report") stating that it "supports this application being considered a Modification Without Hearing" and that it "recommends that the Commission approve the modification as requested." (Ex. 5, p. 1).

22. The OP Report also stated that the "modifications proposed are consistent with the intent of the MU-6B zone and the Comprehensive Plan, providing new housing opportunities including affordable units consistent with IZ, and resulting in no major alterations to the exterior of the building." (Ex. 5, p. 1).

23. The OP Report included an analysis concluding that the requested modifications are not inconsistent with the Comprehensive Plan FLUM and GPM designations or with the Citywide and Area Elements, including when evaluated through a racial equity lens (Ex. 5, p. 3).

ANC Report

24. No ANC report was filed in the case record due to a lack of a quorum on ANC 2A.

25. The Applicant's Statement in Support (Ex. 2) stated that (i) prior to filing the Application, the Applicant engaged with ANC 2A commissioners, including the ANC Single Member District commissioner for the Property; and (ii) on January 15, 2025, the Applicant presented the Application at a public community meeting hosted by the ANC. The Statement in Support explained that ANC 2A was unable to achieve a quorum due to the number of vacant commissioner seats and was therefore unable to take an official position on the Application. However, the Statement in Support noted that the ANC commissioners and community were supportive of the Application and appreciated the additional housing and affordable housing

for the community. The Statement in Support affirmed that no issues or concerns were raised at the ANC community meeting.

CONCLUSIONS OF LAW

1. Subtitle Z § 703.1 authorizes the Commission, in the interest of efficiency, to make, without public hearing, modifications to approved contested case final orders and plans approved by such orders (modifications without hearing).

2. Subtitle Z § 703.6 describes "Modification Without Hearing" as a "modification in which impact may be understood without witness testimony, including, but not limited to a proposed change to a condition in the final order, a change in position on an issue discussed by the Commission that affected its decision, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Commission. Determination that a modification can be approved without witness testimony is within the Commission's discretion. A request to add or change a zoning map designation to an approved planned unit development shall not be considered without a hearing."

3. The Commission concludes that the Application qualifies as a Modification Without Hearing within the meaning of Subtitle Z § 703.6, as a request to change certain conditions of the final orders and to redesign certain architectural elements to accommodate the proposed residential use, and therefore the modification can be granted without a public hearing.

4. The Commission concludes that the Applicant satisfied the requirement of Subtitle Z § 703.10 to serve the Application on all parties to the original proceeding, in this case ANC 2A, and OP, at the same time that the request was filed with the Office of Zoning.

5. The Commission concludes that the requirement of Subtitle Z § 703.12 to provide a minimum of 30 days for parties to respond to the Application has been met.

6. The Commission concludes that, in accordance with Subtitle Z § 703.13, this request for a Modification Without Hearing was filed with the Office of Zoning at least thirty-five (35) days prior to the public meeting at which the request was considered by the Commission. The request was originally filed on January 21, 2025, and considered by the Commission at its March 13, 2025, public meeting.

"GREAT WEIGHT" TO THE RECOMMENDATIONS OF OP

7. The Commission must give "great weight" to the recommendations of the OP pursuant to § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990. (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2018 Repl.)) and Subtitle Z § 405.9 (*Metropole Condo. Ass'n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016)).

8. The Commission finds OP's recommendation to approve the Application persuasive and concurs in that judgment.

"GREAT WEIGHT" TO THE RECOMMENDATIONS OF THE ANC

9. The Commission must give "great weight" to the issues and concerns raised in a written report of the affected ANC that was approved by the full ANC at a properly noticed meeting that was open to the public pursuant to § 13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d) (2012 Repl.)) and Subtitle Z § 406.2. To satisfy the great weight requirement, the Commission must articulate with particularity and precision the reasons why an affected ANC does or does not offer persuasive advice under the circumstances (*Metropole Condo. Ass'n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016)). The District of Columbia Court of Appeals has interpreted the phrase "issues and concerns" to "encompass only legally relevant issues and concerns." (*Wheeler v. District of Columbia Board of Zoning Adjustment*, 395 A.2d 85, 91 n.10 (1978)).

10. Although ANC 2A did not have an opportunity to vote on the Application due to the lack of a quorum, the Application stated that the Applicant had engaged with ANC 2A on several occasions, including presenting the Application at a public community meeting hosted by the ANC on January 15, 2025. The Application noted that the ANC commissioners and community were supportive of the Application and that no issues or concerns were raised at the ANC community meeting (*See* FF No. 25).

11. The Commission finds the Applicant's summary of its engagement with the ANC, although not entitled to great weight, helpful information under these circumstances.

DECISION

In consideration of the case record and the Findings of Fact and Conclusions of Law herein, the Commission concludes that the Applicant has satisfied its burden of proof and therefore **APPROVES** the Applicant's request for a Modification Without Hearing to the planned unit development ("PUD") approved pursuant to Z.C. Order Nos. 586 and 586A, subject to the following conditions:

1. The conditions in Z.C. Order Nos. 586 and 586 remain unchanged and in effect, except as follows (deletions shown in **bold** and ~~**strikethrough**~~ text; additions in **bold** and **underlined** text):

   Decision No. 1. The Planned Unit Development ("PUD") shall be developed in accordance with the plans prepared by the architectural firm of Keyes, Condon and Florance, marked as Exhibits No. 5, 16B, 19B, 43, ~~**and**~~ 50**, and 63[3] of the record of Z.C. Case No. 88-2, as modified by the revised architectural drawings dated January 21, 2025, and marked as Exhibit No. 2C in Z.C. Case No. 88-02A ("Approved Plans"),** and as modified by the guidelines, conditions and standards of this Order.

   Decision No. 2. The PUD site shall be developed as a mixed-use building consisting of retail, office and**/or** residential, **as shown on the Approved Plans**.

[3] A reference to Ex. 63 was added, which are the architectural drawings approved by Z.C. Order No. 586A.

Decision No. 3. The floor area ratio for the building shall not exceed 7.66.

Decision No. 4. The height of the building shall not exceed ninety-two (92) feet.

Decision No. 5. The lot occupancy of the ~~**residential component of the project shall not exceed 97%. The lot occupancy for the commercial component shall be 100%**~~ **project shall be 100%, as shown on the Approved Plans**.

Decision No. 6. The project shall be developed with approximately forty (40) residential units on Floors 5 through 8.

Decision No. 7. The applicant may ~~**combine space in the units of the proposed development to create large apartments in response to market conditions**~~ **provide a range in the approved number of residential dwelling units of plus or minus 10%, except that (1) the total square footage of the residential dwelling units shall not be reduced, and (2) the number of units and the square footage reserved for affordable housing shall not be reduced**.

Decision No. 8. The project shall be ~~**developed with office use**~~ **permitted to convert office to residential use** on Floors 2 through 4. The ground floor shall be devoted to **residential lobby, amenity and support spaces, and** neighborhood serving retail **and service** uses permitted in the ~~**C-2-C**~~ **MU-6B** zone district. **The types of retail and service uses may include but not be limited to the following use categories set forth in 11-B DCMR § 200.2: retail; service, general; service, financial; eating and drinking establishments; animal sales, care and boarding; arts, design and creation; daytime care; and medical care.**

Decision No. 9. ~~**There shall be a minimum of 140 on-site parking spaces, provided that the applicant is permitted to use the vault space to locate the sixty (60) additional parking spaces, not required by the Regulations**~~.[4] **The project shall include the existing three levels of below-grade parking, which currently include approximately 163 parking spaces, located within private property and vault space.**

Decision No. 10. The applicant ~~**must include in each tenant's lease package information regarding a transportation management program such as ride sharing or other coordinated programs sponsored by the Council of Governments or the District of Columbia Government**~~ **shall comply with the Transportation Demand Management measures set forth in the Transportation Statement dated January 21, 2025, and marked as Exhibit No. 2F in Z.C. Case No. 88-02A.**

Decision No. 11. Recreation space shall be provided on the roof and penthouse of the building.

[4] Z.C. Order No. 586-A increased the total number of permitted parking spaces to 167.

Decision No. 12. ~~**The applicant shall register the proposed development from its inception as a condominium building, but may lease the units if market conditions do not permit condominium sales.**~~ **The project will be a rental project. If the project becomes a for-sale project, a condominium regime may be created in accordance with applicable law.**

Decision No. 13. ~~**If the units are leased, all leases shall be for a minimum of 12 months**~~**. For a rental project, all leases shall be for a minimum of 30 or more days.**

Decision No. 14. The subject property shall not be used for a hotel, motel, boarding house, inn, or tenement as defined in the District of Columbia Zoning Regulations.

Decision No. 15. ~~**The loading areas, driveways and walkways shall be located on the site. Five service delivery spaces measuring 10 x 20 feet shall be provided. Two loading berths measuring 12 x 30 feet shall be provided. Two loading platforms, each 100 square feet shall be provided**~~**. The project shall provide one loading berth measuring 12 x 30 feet, one loading platform having 100 square feet, and one service/delivery space measuring 10 x 20 feet.**

Decision No. 16. The applicant shall improve and provide landscaping and streetscaping, pursuant to the requirements of the DPW.

Decision No. 17. The applicant shall have flexibility with respect to the following matters:

a. Varying the location and design of all interior components, including partitions, structural, slabs, doors, hallways, columns, stairways, location of elevators, electrical and mechanical rooms, provided that the variations do not change the exterior configuration of the building including the penthouse;
b. Making minor adjustments in the facade, window and balcony detailing, including the flexibility to shift the location of the doors to the retail uses on the ground floor and vary the type of paneling used on the retail frontage in order to accommodate the different types of retail uses;
c. Varying the location and type of exterior lighting fixtures;
d. Varying the species of plant materials;
e. Varying the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction; and
f. Varying the arrangement of the parking spaces and modification to the below-grade space to provide the opportunity for storage and other space to serve the proposed users of the building, so long as such modification does not reduce below 74 the number of below-grade parking spaces to be provided.
g. Increase the minimum recreation space on the roof top in response to refinements to the mechanical penthouse plans.

Decision No. 23. No building permit shall be issued for the ~~**site until the applicant has recorded a covenant in the land records of the District of Columbia between the owner and the District of Columbia satisfactory to the Office of Corporation Counsel and the Zoning Regulatory Divisions of the Department of Consumer Regulatory**~~

~~Affairs (DCRA). The covenant shall bind the owner and all successors in title to construction and use of the property in accordance with this Order and amendments thereto of the Zoning Commission~~ **modifications approved by this Order until the Applicant has recorded in the Land Records of the District of Columbia a notice of modification to the previously recorded Planned Unit Development Covenant together with a copy of this Order authorizing the modification. The Applicant shall file a certified copy of the covenant modification with the records of the Office of Zoning.**

Decision No. 25. ~~**The PUD approved by the Zoning Commission shall be valid for a period of two years from the effective date of this Order. Within such time, application must be filed for a building permit as specified in Subsection 2407.1 DCMR Title 11. Construction shall start within three years of the effective date of this Order.**~~ **With the exception of window and balcony replacement for the existing residential use on floors 5 through 8, approval of the application shall be valid for a period of two years from the effective date of this Order. Within that time, the Applicant shall file a building permit application for the modifications, and the Applicant shall begin construction of the modifications within three years of the effective date of this Order. Building permit applications for the window and balcony replacements for floors 5 through 8 may be phased to provide flexibility to accommodate existing tenants and are not subject to this timing condition.**

2. Decision Nos. 18-22 and 24 have been deleted in their entirety. The benefits associated with such conditions were provided at the time of original project delivery.

3. A new Decision No. 26 is added as follows:

Decision No. 26. The Applicant shall provide affordable housing for the project in accordance with this condition:

a. For the life of the project, the affordable housing for the project shall be administered by the D.C. Department of Housing and Community Development through the IZ program. The affordable housing shall comply with all development standards, tenancy regulations and implementation requirements for IZ units as set forth in DCMR Chapter 10 of Title 11-C and Chapter 22 of Title 14; and

b. For the life of the project, the Applicant shall provide the affordable housing for the project as set forth in the following chart:

Residential Unit Type	Gross Floor Area (converted to Net Residential Area)	Appx Number of Units	MFI Level	Affordable Control Period	Affordable Unit Type
Existing Residential Space	73,460 sf	40 units	Market Rate	N/A	Rental
Total Converted Space	42,569 net sf	60 units	N/A	N/A	Rental
Market Rate Space in Converted Space	39,163 net sf	54 units	Market Rate	N/A	Rental
IZ Space	3,406 net sf	6 units	Up to 60% MFI	Life of the project	Rental

Final Action
VOTE (March 13, 2025): 5-0-0 (Gwen Wright, Joseph Imamura, Anthony J. Hood, Robert E. Miller, and Tammy Stidham (absentee ballot) to approve.)

In accordance with the provisions of Subtitle Z § 604.9, this Order No. 586B (Z.C. Case No. 88-02A) shall become final and effective upon publication in the *District of Columbia Register*; that is, on May 9, 2025.

BY THE ORDER OF THE D.C. ZONING COMMISSION
A majority of the Commission members approved the issuance of this Order.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.

OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES

DISTRICT OF COLUMBIA REGISTER
2025 AGENCY SUBMISSION DEADLINE SCHEDULE

The deadline for submitting notices for publication in the *District of Columbia Register* by District agencies, boards, commissions, and public charter schools is THURSDAY, noon of the PREVIOUS week. For example, the deadline for the Friday, January 10, 2025 *District of Columbia Register* is Thursday, noon on January 2, 2025.

The deadline for a Register to be published during a week that has an official District of Columbia holiday is WEDNESDAY noon of the PREVIOUS week. For example, Monday, January 20, 2025 (Martin Luther King Jr. Day) is an official District of Columbia holiday therefore, the deadline for the Friday, January 24, 2025 *District of Columbia Register* is Wednesday, noon on January 15, 2025.

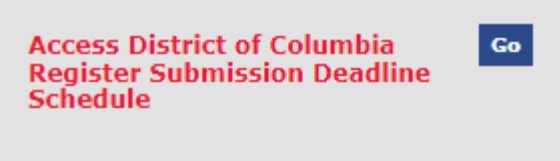
If an official government holiday falls on a Thursday, the deadline for submitting documents is WEDNESDAY. Because Thursday, November 27, 2025 is Thanksgiving Day, the deadline for the December 5, 2025 *District of Columbia Register* is Wednesday, noon on November 26, 2025.

Because Thursday, June 19, 2025 is Juneteenth, the deadline for the June 27, 2025 *District of Columbia Register* is Wednesday, noon on June 18, 2025.

Documents that are uploaded after the noon deadline will be published in the next edition of the Register.

The DC Register Submission Deadline Schedule is published at the end of each Register.

The Office of Documents also publishes the Submission Deadline Schedule on the DCRegs Home page:



Below is the 2025 District of Columbia Register Submission Deadline schedule.

OFFICE OF DOCUMENTS AND ADMINSTRATIVE ISSUANCES
DISTRICT OF COLUMBIA REGISTER
2025 AGENCY SUBMISSION DEADLINE SCHEDULE

D.C. Register Issue		Submission Deadline	
Vol. 72/1	January 3, 2025*	Tuesday	December 24, 2024
Vol. 72/2	January 10, 2025	Thursday	January 2, 2025
Vol. 72/3	January 17, 2025	Thursday	January 9, 2025
Vol. 72/4	January 24, 2025*	Wednesday	January 15, 2025
Vol. 72/5	January 31, 2025	Thursday	January 23, 2025
Vol. 72/6	February 7, 2025	Thursday	January 30, 2025
Vol. 72/7	February 14, 2025	Thursday	February 6, 2025
Vol. 72/8	February 21, 2025*	Wednesday	February 12, 2025
Vol. 72/9	February 28, 2025	Thursday	February 20, 2025
Vol. 72/10	March 7, 2025	Thursday	February 27, 2025
Vol. 72/11	March 14, 2025	Thursday	March 6, 2025
Vol. 72/12	March 21, 2025	Thursday	March 13, 2025
Vol. 72/13	March 28, 2025	Thursday	March 20, 2025
Vol. 72/14	April 4, 2025	Thursday	March 27, 2025
Vol. 72/15	April 11, 2025	Thursday	April 3, 2025
Vol. 72/16	April 18, 2025*	Wednesday	April 9, 2025
Vol. 72/17	April 25, 2025	Thursday	April 17, 2025
Vol. 72/18	May 2, 2025	Thursday	April 24, 2025
Vol. 72/19	May 9, 2025	Thursday	May 1, 2025
Vol. 72/20	May 16, 2025	Thursday	May 8, 2025
Vol. 72/21	May 23, 2025	Thursday	May 15, 2025
Vol. 72/22	May 30, 2025 *	Wednesday	May 21, 2025
Vol. 72/23	June 6, 2025	Thursday	May 29, 2025
Vol. 72/24	June 13, 2025	Thursday	June 5, 2025
Vol. 72/25	June 20, 2025*	Wednesday	June 11, 2025
Vol. 72/26	June 27, 2025	Wednesday	June 18, 2025
Vol. 72/27	July 4, 2025 *	Wednesday	June 25, 2025
Vol. 72/28	July 11, 2025	Thursday	July 3, 2025
Vol. 72/29	July 18, 2025	Thursday	July 10, 2025
Vol. 72/30	July 25, 2025	Thursday	July 17, 2025
Vol. 72/31	August 1, 2025	Thursday	July 24, 2025
Vol. 72/32	August 8, 2025	Thursday	July 31, 2025
Vol. 72/33	August 15, 2025	Thursday	August 7, 2025
Vol. 72/34	August 22, 2025	Thursday	August 14, 2025
Vol. 72/35	August 29, 2025	Thursday	August 21, 2025
Vol. 72/36	September 5, 2025*	Wednesday	August 27, 2025
Vol. 72/37	September 12, 2025	Thursday	September 4, 2025
Vol. 72/38	September 19, 2025	Thursday	September 11, 2025
Vol. 72/39	September 26, 2025	Thursday	September 18, 2025
Vol. 72/40	October 3, 2025	Thursday	September 25, 2025
Vol. 72/41	October 10, 2025	Thursday	October 2, 2025
Vol. 72/42	October 17, 2025*	Wednesday	October 8, 2025
Vol. 72/43	October 24, 2025	Thursday	October 16, 2025
Vol. 72/44	October 31, 2025	Thursday	October 23, 2025
Vol. 72/45	November 7, 2025	Thursday	October 30, 2025
Vol. 72/46	November 14, 2025*	Wednesday	November 5, 2025
Vol. 72/47	November 21, 2025	Thursday	November 13, 2025
Vol. 72/48	November 28, 2025*	Wednesday	November 19, 2025
Vol. 72/49	December 5, 2025	Wednesday	November 26, 2025
Vol. 72/50	December 12, 2025	Thursday	December 4, 2025
Vol. 72/51	December 19, 2025	Thursday	December 11, 2025
Vol. 72/52	December 26, 2025*	Wednesday	December 17, 2025
Vol. 73/1	January 2, 2026*	Wednesday	December 24, 2025

*Weeks with District of Columbia Government public holidays.

Last Updated December 10, 2024