

BZA Application No. 21240

71 Florida Ave 39, LLC
4237 Eads Street, NE
April 23, 2025

Applicant:

71 Florida Ave 39, LLC
Aaron Eyob
Senai Medhani

Zoning Attorney

Sullivan & Barros, LLP
Alexandra Wilson
District of Columbia

Zoning Consultant

Bello & Bello Associates
Toye Bello

Summary of Hearings & ANC Engagement

Timeline of Events

- March 12, 2025 – BZA Hearing
 - *Postponed at the request of ANC 7F*, citing insufficient opportunity to formally review the application.
 - Notably, Applicant had previously made multiple requests (reaching out 7 times) to attend an ANC meeting.
- March 18, 2025 – ANC 7F Meeting
 - Applicant presented at the meeting.
- March 26, 2025 – Continued BZA Hearing
 - Applicant fully presents case merits to BZA.
 - BZA granted another postponement to allow time for the ANC to further evaluate the application. Meeting originally scheduled for April 15th. Day before was moved to April 22nd.
- April 15, 2025 – ANC 7F Community Meeting
 - Applicant attended to provide additional information and answer questions.
- April 22, 2025 – Upcoming ANC Meeting
 - As of the filing of this presentation, the Applicant is scheduled and plans to present to the ANC.

Summary of the Case

- The Applicant is proposing to use the existing building as an assisted living facility.
- The use falls under Health Care Facility, which permits 8 residents by right.
- The proposed facility will have 16 residents, requiring special exception approval under Subtitle U-203.1(j)
- The Office of Planning recommends approval.
- DDOT has no objection.
- There are 8 letters of support from surrounding neighbors including the adjacent neighbor to the east and rear; the property to the west (appears) vacant.
- The Applicant attended ANC meetings on March 18th, April 15th, and April 22nd.

Compliance with Zoning Criteria

Parking & Transportation

- 4 screened parking spaces (only 1 required).
- Nearby transit: Metro (0.4 miles), several bus stops.
- Visitor Coordination: Controlled to avoid clustering.

Noise, Traffic, and Cumulative Impacts

- Quiet Hours: 8pm–7am; posted signage; noise policies in place.
- Traffic: Minimal—staff and visitor plans, staggered scheduling, shared delivery services.
- Similar Facility Nearby (4231 Clay St): Operates quietly, no cumulative impact expected.

Special Exception Justification

- Harmonious with surrounding residential uses.
- Meets licensing/code requirements (Manual submitted).
- Minimal operational footprint—intended to be peaceful and low-impact.
- Complies with Subtitle X-901.2 and U-203.1(j) criteria.