

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 7F

7F01 – Tyrell M. Holcomb, Chairperson
7F02 – Ashley Renee Ruff,
7F03 – Kimory Kso Orendoff, Secretary
7F04 – Chanettia Nelson
7F05 – Brittany N. Hughes, Vice-Chair
7F06 – Frieda Edwards
7F07 – Shirley Thompson-Wright, Treasurer
7F08 – Shameka Hayes



RESOLUTION 25-011

ANC 7F POSITION REGARDING BZA APPLICATIONS 21240 AND 21249 SPECIAL EXCEPTIONS FOR 4237 EADS STREET NE and 4231 CLAY STREET NE

SPONSOR: Commissioner Chanettia Nelson, ANC 7F04

WHEREAS, BZA Applications 21240 and 21249 request special exceptions to increase the number of beds from the by-right 8-bed limit to 16 beds at healthcare facilities located at 4237 Eads Street NE and 4231 Clay Street NE, respectively; and

WHEREAS, ANC 7F has reviewed the applications, supporting documentation, and feedback from residents and stakeholders, and has identified the following concerns and recommendations:

BE IT RESOLVED, that ANC 7F supports the approval of a special exception for up to **10 beds** at each of the properties located at 4237 Eads Street NE and 4231 Clay Street NE, **contingent upon** the Applicant's adherence to the following conditions and considerations:

I. Parking and Traffic

- The Applicant asserts that four on-site parking spaces per property exceed the minimum parking requirements; however, this does not adequately reflect actual neighborhood parking constraints.
- The Eads Street block includes vacant homes and inconsistent garage use, leading to increased dependency on on-street parking.
- ANC 7F recommends that three parking spaces per site be reserved for staff and one for visitors, and that facility-related vehicles should not rely on street parking.

II. Density and Commercialization

- The proximity of two identical facilities within 500 feet of each other raises concerns about over-concentration and the encroachment of commercial activity in a residential zone.
- ANC 7F urges the Board to consider the long-term cumulative impact of such uses and to take steps to preserve the residential character of the neighborhood.

III. Hazardous Waste Disposal

- ANC 7F strongly recommends that the Board's final order include specific language regarding the secure and sanitary disposal of hazardous materials such as needles, medications, and other biohazard waste.
- The Applicant's waste contractor must be properly licensed and capable of preventing public or community exposure to hazardous waste.

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IV. Facility Operations and Conditions

To ensure compatibility with the surrounding residential environment, ANC 7F requests that the following operational conditions be included in the Board's final order:

- Maintain privacy fencing around both properties.
- Require six-day-per-week trash pickup (Monday–Saturday) from the alley, to be completed no later than 12:00 PM.
- Establish a visitor policy limiting visitors to no more than four per day.
- Restrict meal delivery hours to early morning, to be completed by 9:00 AM.
- Limit housekeeping services to the hours of 6:00 AM – 11:00 AM.
- Restrict outdoor activities to 8:00 AM – 5:00 PM, with appropriate signage promoting respectful noise levels and “No Smoking” policies.

V. Term of Variance

- ANC 7F supports a five-year term limit for any approved special exception, allowing for a performance review and reevaluation based on community impact at that time.

VI. Additional Conditions

- ANC 7F acknowledges the Board's discretion to impose further conditions based on its expertise and precedent.
- The Commission welcomes any additional requirements that promote transparency, community trust, and operational accountability.

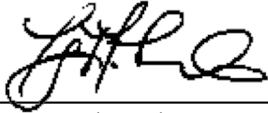
BE IT FURTHER RESOLVED, that this resolution was adopted by a vote of **6-0-0** at the duly noticed public meeting of ANC 7F held on **May 27, 2025**. Notice was given on **May 13, 2025** in accordance with DC Code requirements.

ANC 7F is comprised of 7 duly elected Commissioners. A quorum for official business is 4; six Commissioners were present for the vote.

The Chair of ANC 7F or their designees, Single Member District (SMD) Commissioner Kimory Orendoff and neighboring Single Member District (SMD) Commissioner Chanettia Nelson, is authorized to the appropriate licensing agencies and to represent ANC 7F in all related proceedings.

BE IT FINALLY RESOLVED, that ANC 7F respectfully submits this resolution to the Board of Zoning Adjustment for its full consideration during deliberation on BZA Applications 21240 and 21249.

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Treasurer

Shameka L. Hayes, ANC 7F08