



ADVISORY NEIGHBORHOOD COMMISSION 4E
Government of the District of Columbia

4E01 – Nikki Jones, Treasurer
4E02 – Vince Micone
4E03 – Maria Barry, Chair
4E04 – Randy Zmuda, Vice-Chair
4E05 – Camsie McAdams
4E06 – Julianna Gonen, Secretary

ANC Letter in Support of BZA Case #21275, 4401 16th Street, NW

Introduced April 29, 2025

Whereas: The property owners at 4401 16th Street, NW are seeking special exception relief under Subtitle U § 203.1(h), Subtitle C § 714.1 & 714.2, and Subtitle C § 715.9, to convert an existing institutional church building into a child development center in the R-1B zone;

Whereas: The proposed child development center—Soles Montessori—will serve up to 118 children with 25 staff members, utilizing the existing church structure without altering its envelope and will preserve the character of the neighborhood while meeting a clear community need;

Whereas: The Applicant is working with licensed professionals and has coordinated with the Office of the State Superintendent of Education (OSSE), the Zoning Administrator, and transportation consultants to ensure compliance with operational and safety standards;

Whereas: The proposed use maintains the residential and institutional character of the 16th Street corridor, makes use of ample on-site parking for staff and pick-up/drop-off operations, and avoids adverse impacts on neighboring properties;

Whereas: The owners have been actively engaged in community outreach and testimony in support was given at the ANC meeting on March 25, 2025;

Therefore, be it resolved that: ANC 4E finds that the zoning relief requested in BZA Case #21275 under the name HSMG Properties LLC should be granted.

Be it further resolved that: The Commission designates Commissioner McAdams ANC 4E05, to represent the Commission in all matters relating to this report.

Be it further resolved that: In the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matters relating to this resolution.

Be it further resolved that: Consistent with DC Code, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the position expressed of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

Be it further resolved that: At a regularly scheduled and properly noticed meeting on March 25, 2025 with quorum, our Commission voted in favor unanimously to support the zoning requests by the property owners of 4401 16th Street, NW.

Be it further resolved that: At a regularly scheduled and properly noticed meeting on April 29, 2025 with quorum, our Commission voted in favor, now considering the additional relief for the parking area, 6-0 again to support the zoning requests by the property owners of 4401 16th Street, NW.

Vincent N. Micone, III
Vince Micone, ANC 4E02
Chair, Advisory Neighborhood Commission 4E

Julianna Gonen
Julianna Gonen, ANC 4E06
Secretary, Advisory Neighborhood Commission 4E
Board of Zoning Adjustment
District of Columbia
CASE NO. 21275