



District of Columbia Government
Advisory Neighborhood Commission 6A
P.O. Box 15020
Washington, D.C. 20003



September 25, 2025

Ms. Keara Mehlert Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th Street NW, Suite 210
Washington, D.C. 20001

Via email at bzasubmissions@dc.gov

Re: ANC 6A Support for BZA #21352 of Anakainosis, LLC

Dear Ms. Mehlert,

At a regularly scheduled and properly noticed meeting¹ on September 11, 2025, Advisory Neighborhood Commission 6A voted 7-0-0 (with 4 Commissioners required for a quorum) to support the request for Anakainosis, LLC at 828 12th Street NE, BZA case number 21352. The applicant proposes to construct a penthouse with roof deck to an existing, semi-detached, two-story with basement, principal dwelling unit in the RF-1 zone. Specifically, the applicant requested a Special Exception for relief from the roof top or upper floor element requirements of Subtitle E § 204.1, pursuant to Subtitle E § 204.4 and Subtitle X § 901.2.

During the ANC 6A Economic Development and Zoning (EDZ) Committee meeting on July 17, 2025, Ms. Nadine Ranade presented plans, developed by her new architecture firm, Anakainosis, LLC, to remodel a 1910 semi-detached home by adding a rooftop penthouse and deck and removing an existing turret. In a split vote, the EDZ Committee recommended that ANC 6A support the application, contingent upon the submission of clearer architectural drawings. Ms. Ranade attended the September 11, 2025, ANC 6A meeting to present the revised drawings to the full commission. The full ANC voted to support the request for a Special Exception, noting that owner has fulfilled that the Special Exception criteria through submission of architectural drawings and discussions with neighbors.

Thank you for giving great weight to the views of ANC 6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at 6A05@anc.dc.gov, or EDZ Co-Chair Michael Cushman at michael.cushman@gmail.com.

On behalf of the Commission,

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

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