

Advisory Neighborhood Commission 7B

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Fairfax Village
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District of Columbia Government

BZA Zoning Hearing Testimony

Board of Zoning Adjustment Public Hearing of February 11, 2026

BZA Application No. 21410 of Nicholson St. Holdings, LLC, and Nicholson Street Properties, LLC

Prepared Statement: John F. Adams Vice Chair - ANC 7B/SMD 7B01

Introduction

Good morning, esteemed Members of the Board. My name is John Adams, and I serve as the Vice-Chair for ANC 7B/representing Single Member District 7B01. Thank you for providing this opportunity to speak on behalf of the zoning proposal under consideration.

Purpose of Testimony

The purpose of my testimony is to express ANC7B's support for BZA Application No. 21410, which seeks the following:

- Relief on the minimal vehicle parking requirements of Subtitle C§ 701.5
- Relief on the loading requirements of Subtitle C§ 901.1.

Background and Context

On 1.15.2026 Matt Medvene and Zachary Williams presented their variance relief proposal before the ANC 7B body, providing details of the project plans and as well as reasonable premise for consideration of the BZA Application No. 21410. On 2/9/2026 the ANC 7B body held a Special Mtg {virtual}. to review the variance request which resulted in a unanimous 6 vote approval for support.



Advisory Neighborhood Commission 7B
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Board of Zoning Adjustment
District of Columbia
CASE NO. 21410
EXHIBIT NO. 27

Reasons for Support

- This project sets a precedence for the development of family housing in the District of Columbia. It's incredibly mindful to ensure this opportunity is consistent as we continue in our efforts to prioritize and advance active steps geared towards the Pennsylvania Ave East Small Area Plan {PAESAP}.
- Good faith interactive communication with the applicants has demonstrated their commitment to investing in the community through immediate agreements that support multiple community provider programs. Said programs are geared to serve our arts community, children's afterschool programming, teen/young adults' preparation for post-secondary academic opportunities as well as local resident's experiencing Social Determinants of Health {SDOH} hardships.
- Responsible Considerations for Future Development: Collective endorsement of this proposal aligns with pass affirmative precedence geared to invite future projects that prioritize community engagement and responsible planning.

Supporting Points

In addition to these reasons, I would like to emphasize the following:

- The developing interest met protocols by presenting before ANC 7B and the community during scheduled community forum on 1.15.2026. In addition, said interest ensure representation during the scheduled ANC 7B Special Mtg held on 2/9/2026 {virtual}.
- The applicant has actively engaged with the community, addressed feedback, and made meaningful efforts to ensure their vested support to stakeholders who provide direct services to the residents of our immediate community.

Conclusion

In conclusion, Advisory Neighborhood Commission 7B respectfully request that the Board of Zoning Adjustment extend "Great Weight" to this recommendation for approval.

Sincerely,

Commissioner John F. Adams (7B01)
Vice-Chairman – 7B Advisory Neighborhood Commission
Chairman – ANC7B Committee on Business and Economic Development
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[Date: 02/06/2026]



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