

Advisory Neighborhood Commission 7C

SMD 7C01 – Brian A. Glover
SMD 7C04 – Anthony L. Green
SMD 7C07 – Antawan Holmes

SMD 7C02 – Patricia Williams
SMD 7C05 – Mary L. Gaffney
SMD 7C08 – Brandon M. Scott

SMD 7C03 – Carlos Richardson
SMD 7C06 – Vacant
SMD 7C09 – Carrie N. Brown

June 3, 2026
Zoning Commission for the District of Columbia
441 4th Street, Suite 210S
Washington, DC 20001

RE: BZC Case No. 21420

Dear Members of the Commission:

At a regularly scheduled and properly noticed meeting on April 9, 2026, the Advisory Neighborhood Commission 7C ("ANC7C" or "Commission") considered the above-referenced matter. With all Commissioners in attendance to establish quorum, our Commission voted 6-1-1 in support the Special Exception to consolidate lots 800 and 801 and to construct a three-story plus cellar addition constructing an additional 18 units and combine two detached three-story plus cellar multifamily buildings with 29 total units into one 47-unit apartment house in the RA-1 zone at 1106 and 1112 Eastern Avenue, NE (Sq. 5201, Lots 800 and 801) **contingent** to the applicant presenting their development plans and seeking approval of the Deanwood Citizens Association (DCA).

Type	Relief	Pursuant To
Special Exception	The new residential development standards of Subtitle U § 421	Subtitle X § 901.2

On April 27th, the applicant met with the DCA to present the details for the project and requested relief. On June 1st, DCA completed a Community Benefits Agreement (CBA) with the applicant agreeing on the following terms:

1. Resident Relocation and Community Stability

The Developer agrees to:

- Continue communication regarding tenant relocation timelines and redevelopment schedules;
- Provide current residents with information regarding anticipated redevelopment timing and future leasing opportunities as available;
- Discuss opportunities, where feasible, for prior residents to return to the redeveloped property at reduced, stabilized, or otherwise accessible rental rates;
- Maintain the current proposed \$10,000 relocation settlement amount for current tenants regardless of relocation timing or status;
- Continue engagement with DCA regarding community stability and tenant transition concerns throughout redevelopment planning and implementation.

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2. Communication and Ongoing Engagement

The Developer agrees to:

- Designate a primary point of contact for community questions and coordination during redevelopment and construction;
- Attend quarterly DCA meetings to provide project updates and respond to community questions;
- Continue ongoing communication with DCA regarding major project milestones and anticipated impacts associated with redevelopment activities.

3. Construction Coordination and Notifications

The Developer agrees to:

- Coordinate with DDOT and relevant District agencies regarding construction staging and traffic management;
- Maintain safe pedestrian access surrounding the site during construction activities;
- Provide advance notice to DCA and nearby residents, whenever reasonably possible, of at least 10 business days regarding significant construction progress, utility interruptions, or major traffic pattern changes;
- Continue communication with DCA regarding major construction-related impacts throughout redevelopment activities;
- Maintain visible construction contact information for community questions or concerns related to ongoing redevelopment activities;
- Provide and maintain appropriate temporary lighting around active construction areas, pedestrian pathways, and staging zones to support visibility and public safety during redevelopment activities;
- Maintain on-site construction dumpsters and debris containment measures throughout redevelopment activities;
- Ensure construction-related trash, debris, and discarded materials are regularly removed and properly disposed of in accordance with applicable District regulations;
- Maintain reasonably secured construction dumpsters and debris containment areas to help prevent illegal dumping, unauthorized access, and surrounding trash accumulation;
- Take reasonable steps to minimize excessive debris, unsafe conditions, and nuisance impacts on adjacent sidewalks, streets, and neighboring properties during construction activities.

4. Public Realm, Streetscape, and Tree Coordination

The Developer agrees to:

- Continue coordination with DDOT Urban Forestry Division and the Ward 7 Arborist regarding mature and heritage trees associated with the project;

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- Share documentation regarding tree preservation efforts and related agency coordination upon request;
- Continue discussions with DDOT regarding curb cut design, sidewalk conditions, and public realm accessibility improvements associated with the project;
- Work to minimize impacts to sidewalks, landscaping, and surrounding public space during redevelopment activities.

5. Ward 7 Hiring and Community Outreach

The Developer agrees to:

- Conduct outreach regarding Ward 7 hiring opportunities and potential contracting opportunities with Certified Business Enterprises (CBEs) associated with the project, where feasible;
- Discuss opportunities for a Ward 7-focused hiring or workforce outreach event during redevelopment planning;
- Continue engagement with community stakeholders regarding opportunities for local participation associated with redevelopment activities.

6. Safety and Property Management

The Developer agrees to:

- Maintain reasonably secured access to residential buildings and parking facilities following project completion;
- Provide and maintain well-lit exterior entrances, walkways, parking areas, and common spaces throughout the property to support resident safety, visibility, and crime prevention efforts;
- Maintain security camera coverage of common areas and parking facilities consistent with applicable laws and privacy requirements;
- Coordinate with MPD regarding public safety concerns and crime prevention strategies where appropriate;
- Designate a property management contact for ongoing operational concerns following project completion;
- Maintain visible property management contact information for residents and community concerns;
- Maintain regular trash collection and property maintenance practices to help prevent illegal dumping, rodent activity, and excessive debris accumulation;
- Maintain exterior common areas, walkways, and parking areas in a reasonably clean and safe condition following project completion;
- Take reasonable steps to discourage illegal dumping, loitering, and persistent nuisance activity on the property;
- Coordinate with community stakeholders regarding recurring public safety or quality-of-life concerns associated with the property where appropriate.

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Ongoing Collaboration

Both parties agree to continue working collaboratively regarding issues that may arise throughout redevelopment and construction activities associated with the project.

Since the applicant has met the requirements, ANC7C **supports** the applicant's special exception requests for 1106 and 1112 Eastern AVE NE. Attached is a copy of the completed CBA for the record. Thank you again for providing ANC7C with an opportunity to exercise "Great Weight" on this matter.

Sincerely,

Antawan E Holmes

Antawan Holmes
Chairperson