



Advisory Neighborhood Commission 4A
Government of the District of Columbia
Washington, DC 20011 and 20012

June 17, 2026,

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

RE: Case No. 21437
HDR Holdings, LLC, 1155 Dahlia Street, NW (Sq. 2950, Lot 7038)
BZA Application for Special Exception
(Hearing scheduled for June 17th, 2026)

Dear Members of the Board:

Advisory Neighborhood Commission 4A (ANC 4A) has previously submitted its letter of support for the above referenced case with the assumption that it will be given “great weight” in compliance with DC statutes. The comments below are my own concerning facts that came to light after our Commission performed its due diligence by holding two public meetings, reviewing the application, and issuing the letter. I assume my comments will not be given “great weight” and are submitted only for inclusion in the public record. My comments are not meant to undermine ANC 4A’s support of the application in any way.

As previously disclosed, Advisory Neighborhood Commission (ANC) 4A held two public meetings at which this application was discussed. I requested a second meeting because I was concerned that the applicant’s business model relies heavily on delivery drivers and might disturb the peace and quiet of the community. The applicant was very cooperative in attending both meetings, and the ANC received no negative comments from residents at either meeting.

Approximately a month ago, we began receiving complaints about delivery drivers loitering on residential streets that are located near the entrance to the Parks at Walter Reed campus where the applicant’s business will be located. We discovered that these

Board of Zoning Adjustment
District of Columbia
CASE NO. 21437
EXHIBIT NO. 24

drivers were waiting to make deliveries for the Whole Foods that is less than a block from the applicant's business address. We also learned that there had been problems with the delivery drivers positioning themselves in front of the Whole Foods store.

My concern is that these problems with delivery drivers will only worsen when the applicant's business opens. The applicant has clearly identified a staging area for the drivers in front of its business (see meetings referenced below), but I am concerned that without a formal staging area set aside by the management of the Parks at Walter Reed, illegal parking and loitering by drivers will continue both at the Parks and in surrounding residential neighborhoods. Our 4D precinct has promised to discourage the illegal behavior by the drivers, but that is not a long term solution. I want to make the Board, the applicant, the management of the Parks at Walter Reed, and the community aware of this problem that may affect our ANC's consideration of future applications of this type.

You may listen to the public meetings on February 3, 2026 and February 18, 2026.

https://dc-gov.zoom.us/rec/share/uPuOgtZFvrdOBt0IfZACFcZGB1o5SvaVpWhO-dtBm_zy1TNggP6dC4eslSmNaAdm._alylhABNFbfUUZq?startTime=1770163568000

https://dc-gov.zoom.us/rec/share/MnMEHUDA-AMCKrsV8ezBfmwwzrLk89ysVuI3tztRbnEanSfS7q14uX3Lgoztxb65.4gr7TSy6efn_-Us4?startTime=1781697323000

I have also included neighbors' comments.

Thank you for considering my input.

Respectfully submitted,



Paula Edwards

Chair

ANC 4A

202-909-7156

Email: 4a01@anc.dc.gov

Re: [shepherdpark] Guys gathering at 12th & Hemlock???

From: stephb1027@aol.com via groups.io (stephb1027=aol.com@groups.io)

To: 4A01@anc.dc.gov; antoine.lesesene@dc.gov; mojoct@msn.com; Reginald.Maxwell@dc.gov; Kelwin.Ford@dc.gov; Ashley.Varvounis@dc.gov; 4DWatch.Commander@dc.gov

Cc: cheryletext511@gmail.com; SCSPrather@aol.com; shepherdpark@groups.io; 4A03@anc.dc.gov; 4A02@anc.dc.gov; leticia.acosta1@dc.gov; zoey.lewis@dc.gov; 4dcacdc@gmail.com; andrew.shapiro@dc.gov; brogers@dccouncil.gov; kasmith@dccouncil.gov

Date: Thursday, June 4, 2026 at 08:14 PM EDT

Thank you

[Sent from the all new AOL app for iOS](#)

On Thursday, June 4, 2026, 6:37 PM, Edwards, Paula (SMD 4A01) <4A01@anc.dc.gov> wrote:

MPD please note that problematic activity is escalating at the 12th and Hemlock location. Thank you for addressing it.

I contacted Commander Hong and 4D about this today as well as our MOCRS.

Sincerely,

Paula Y. Edwards, Chair
Advisory Neighborhood Commission 4A
Single Member District 4A01
Email: 4A01@anc.dc.gov
Mobile: (202) 909-7156

From: stephb1027@aol.com <stephb1027@aol.com>

Sent: Thursday, June 4, 2026 6:03 PM

To: mojoct@msn.com <mojoct@msn.com>; Edwards, Paula (SMD 4A01) <4A01@anc.dc.gov>

Cc: Dr. Cheryle <cheryletext511@gmail.com>; SCSPrather@aol.com <SCSPrather@aol.com>;

Listserve Shepherd park <shepherdpark@groups.io>; Hara, Christian (SMD 4A03)

<4A03@anc.dc.gov>; Hoyte, Joan (SMD 4A02) <4A02@anc.dc.gov>; Acosta, Leticia (EOM)

<leticia.acosta1@dc.gov>; Lewis, Zoey (EOM) <zoey.lewis@dc.gov>; Barbara Rogers

<brogers@dccouncil.gov>; Kristian Smith <kasmith@dccouncil.gov>

Subject: Re: [shepherdpark] Guys gathering at 12th & Hemlock???

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

You don't often get email from stephb1027@aol.com. [Learn why this is important](#)

Now there are clothes shoes and food that have been dumped on the corner of 12th and Hemlock. Not saying this is related but I certainly have never seen it before. How do we handle this?
Thanks

Stephanie
12th Street

[Sent from the all new AOL app for iOS](#)

On Tuesday, June 2, 2026, 9:44 PM, stephb1027@aol.com <stephb1027@aol.com> wrote:

Thanks Mike and thanks Paula for your help and support on this issue.
I do agree with Mike while this may not be a legal issue I too do not want to see a congregation of people in front of my home all day everyday. I don't think DC has a loitering law but I would think they are definitely breaking the parking restrictions.
Thanks
Stephanie
12th and Hemlock

[Sent from the all new AOL app for iOS](#)

On Tuesday, June 2, 2026, 6:37 PM, Michael Jones via groups.io <mojoct=msn.com@groups.io> wrote:

Hi Paula. Thank you for your tireless work on behalf of the betterment of our community. You are truly one of a kind and we are blessed to have you as an advocate, including on this particular issue. In my 32yrs here in SP, I don't think you've uttered a single word on this listserv that I haven't fully agreed with and endorsed. Your advocacy is legendary in the Jones residence.

I think the general point I was trying to convey was not necessarily rooted in legal or regulatory breaches, and certainly not public shaming. It is instead a complaint against unwanted activity that has walked up to my doorstep daily. And unless one has a foot fetish, I'm inclined to think most of us don't want to see those particular optics outside of their front door—legal or statutory merit notwithstanding. Like many other complaints contemplated on this listserv, there may in fact be no legal or policy resolution to this. I hope that won't be the litmus test going forward.

Thank you again

Mike Jones
12th St NW

On Jun 2, 2026, at 4:17 PM, Paula Edwards (SMD 4A01) via groups.io <4A01=anc.dc.gov@groups.io> wrote:

Hello Mr. Jones,

Could you please cite the DC statute this gentleman's bare foot is violating? This is a public street accessible to the public as long as the laws are obeyed. Unless the gentleman is modeling

for ONLYFANS in public, I don't think he is violating any statutes.

I hope a matter of competing public interests doesn't turn into shaming and denigrating other people. Residents want the quiet enjoyment of their property. The hard working drivers want to support themselves and their families. The businesses want to survive in a competitive environment by reducing costs as much as possible.

As I said previously, this delivery business model has created an imbalance between private profit making activity and the use of residential public space for public activities. Mr. Shapiro has noted his work in developing delivery zones. I have asked parking enforcement to be conscious of parking violations in the meantime. We will have to make it clear to The Parks, Whole Foods, and any other retailers contributing to the problem that this spillover onto residential streets cannot continue and that an appropriate staging area must be set up.

Thank you.

Paula Y. Edwards, Chair
Advisory Neighborhood Commissioner 4A
Single Member District 4A01
Email: 4a01@anc.dc.gov
Mobile: (202) 909-7156

Get [Outlook for iOS](#)

From: Michael Jones <mojoct@msn.com>
Sent: Tuesday, June 2, 2026 3:38:55 PM
To: Edwards, Paula (SMD 4A01) <4A01@anc.dc.gov>
Cc: Dr. Cheryle <cheryletext511@gmail.com>;
SCSPrather@aol.com <SCSPrather@aol.com>; Listserve
Shepherd park <shepherdpark@groups.io>; Hara, Christian
(SMD 4A03) <4A03@anc.dc.gov>; Hoyte, Joan (SMD 4A02)
<4A02@anc.dc.gov>; Acosta, Leticia (EOM)
<leticia.acosta1@dc.gov>; Lewis, Zoey (EOM)
<zoey.lewis@dc.gov>; Barbara Rogers
<brogers@dccouncil.gov>; Kristian Smith
<kasmith@dccouncil.gov>
Subject: Re: [shepherdpark] Guys gathering at 12th & Hemlock???

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If

you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To exacerbate the issues already discussed on this matter, like illegal parking, extensive idling, increasing traffic congestion on an already narrow street and intersection, the potential for increased loitering from an expanding driver pool, etc, there is the simple issue of optics. I took the attached photos at around 2pm today because they typify the indifference, the lack of situational awareness and disrespectful nature that a growing and persistent crowd of non-local visitors can have on a quiet, residential street, block or neighborhood.

There is a well-known proverb that says 'a picture is worth a thousand words.' The author that crafted this narrative must have had Shepherd Park in mind.

Mike Jones
12th St NW

<image0.jpeg>
<image1.jpeg>

On May 31, 2026, at 11:14 AM, Paula Edwards
(SMD 4A01) via groups.io
<4A01=anc.dc.gov@groups.io> wrote:

The other reason I would like to get a resolution for this issue is that during ANC 4A's due diligence for Wonder Restaurant BZA application, it was disclosed that Wonder expected to have delivery drivers, largely on Mopeds, lined up in front of the restaurant to make deliveries. If we have an issue now, it will only get worse when Wonder opens unless a solution is found. Public areas in residential neighborhoods should not become staging areas for delivery services.

By making the delivery drivers independent contractors instead of employees, private companies have dodged a number of labor and other regulatory requirements and have moved the cost of risk to the drivers and to the public sector. I think we should move the risks and attendant costs back where they

belong.

Thank you.

Sincerely,

Paula Y. Edwards, Chair
Advisory Neighborhood Commission 4A
Single Member District 4A01
Email: 4A01@anc.dc.gov
Mobile: (202) 909-7156

| | |

~*~*~*~

Groups.io Links:

You receive all messages sent to this group.

[View/Reply Online \(#120646\)](#) | [Reply to Sender](#) | [Reply to Group](#) | [Mute This Topic](#) | [New Topic](#)
[Your Subscription](#) | [Contact Group Owner](#) | [Unsubscribe](#) [deliriousindc@aol.com]

~*~*~*~

Re: [shepherdpark] Guys gathering at 12th & Hemlock???

From: Nicole Grimm via groups.io (nicolegr=hotmail.com@groups.io)

To: shepherdpark@groups.io

Date: Monday, June 1, 2026 at 11:35 AM EDT

I strongly agree with the perspective that companies should not profit by offloading their business costs/impacts onto neighborhood residents, property owners, and public infrastructure. We already see this in the way rental scooters and bikes litter sidewalks and parking areas throughout Shepherd Park, and delivery drivers are constantly blocking traffic by stopping illegally on both local streets and thoroughfares. I don't mind when people walk through our neighborhood or congregate with friends, but delivery drivers shouldn't do so in a way that violates idling, parking, noise, or littering rules.

—'—'—'—

Groups.io Links:

You receive all messages sent to this group.

[View/Reply Online \(#120580\)](#) | [Reply to Sender](#) | [Reply to Group](#) | [Mute This Topic](#) | [New Topic](#)
[Your Subscription](#) | [Contact Group Owner](#) | [Unsubscribe](#) [deliriousindc@aol.com]

—'—'—'—

Re: [shepherdpark] Guys gathering at 12th & Hemlock???

From: stephb1027@aol.com via groups.io (stephb1027=aol.com@groups.io)

To: mojoct@msn.com; mike.kendellen@gmail.com

Cc: shepherdpark@groups.io

Date: Friday, June 5, 2026 at 07:55 PM EDT

Thanks Mike and thanks for picking up the items that were left on the curb. Sometimes they arrive in the morning but they are sitting low in idling cars and may not be noticed. Generally they have MD tags.
Stephanie
12th Street

[Sent from the all new AOL app for iOS](#)

On Friday, June 5, 2026, 7:32 PM, Michael Jones via groups.io <mojoct=msn.com@groups.io> wrote:

It's possible that they hadn't arrived yet or that they were there (possibly in idling cars) and you didn't notice them. I've seen them arrive around 2pm but today there were two cars parked on opposite sides of 12th around noon. The cars are usually but not always gray in color.

Coincidentally, I was out there today with rubber gloves and a trash bag picking up the scattered shoes and clothing items that were mysteriously left curbside and alluded to yesterday via listserv. I actually saw the gentleman depositing the sidewalk items yesterday. He may have mental health issues and I don't think there was a connection between his action and the delivery drivers. But I do believe the persistent and growing presence of delivery drivers is transforming the block into a staging area. As noted previously, they are venturing out of their vehicles, fraternizing with each other and bringing children and adult passengers as tag alongs. I haven't witnessed unruly behavior per se but this development will clearly not be a deterrence to other neighborhood disruptions.

Mike Jones
12th St NW

On Jun 5, 2026, at 6:48 AM, Michael Kendellen via groups.io
<mike.kendellen@gmail.com@groups.io> wrote:

I walked by 12th and Hemlock yesterday about 1230 and didn't see any guys hanging around. Are there certain times when they are there? Is it always the same guys/cars/motorcycles/bikes?

Mike
14th

—'—'—'—

Groups.io Links:

You receive all messages sent to this group.

[View/Reply Online \(#120665\)](#) | [Reply to Sender](#) | [Reply to Group](#) | [Mute This Topic](#) | [New Topic](#)

[Your Subscription](#) | [Contact Group Owner](#) | [Unsubscribe](#) [deliriousindc@aol.com]

--'--'--'--

Re: [shepherdpark] Loitering rideshare drivers?

From: Michael Werbow via groups.io (mikewerbow@gmail.com@groups.io)
To: mojoc@msn.com
Cc: deborahwei@gmail.com; waysav@gmail.com; shepherdpark@groups.io
Date: Sunday, May 17, 2026 at 09:16 PM EDT

If this is the case, could they give them validated tickets to park in the garage?
There is plenty of space.

Just a thought,
Mike

On Sun, May 17, 2026 at 1:07 PM Michael Jones via groups.io <mojoc@msn.com@groups.io> wrote:
Hi Deborah. They are Whole Foods delivery drivers. It started several months ago and used to be just one gray vehicle that parked on 12th just south of Hemlock. Now it has become a loitering posse of 3 or 4 drivers that just hang out on the corner. Personally, I'd suggest a policy change letter to or discussion with the Manager at WF might be more effective than confronting the drivers. There are alternative venues (like on the undeveloped parts of the Walter Reed property) that these guys can park at instead of unsanctioned parking spaces in an intersection of a nearby residential neighborhood.

Mike Jones
12th St NW

On May 17, 2026, at 12:14 PM, Deborah Wei via groups.io <deborahwei@gmail.com@groups.io> wrote:

Thanks! Might try it so something is logged anyways...

On May 17, 2026, at 8:59 AM, waysav <waysav@gmail.com> wrote:

Have you tried asking them?

Wayne Savage

On Sun, May 17, 2026, 8:38 AM Deborah Wei via groups.io <deborahwei@gmail.com@groups.io> wrote:

Anyone know what the deal is with the men who hang out on the sidewalk or idle in their cars in the non parking spaces around 12th and Hemlock? I am guessing they are uber or Lyft drivers as I see decals on their cars but they sit there for hours each day right in front of our house and others.

deborah on 12th and Hemlock

—'—'—'—

Groups.io Links:

You receive all messages sent to this group.

[View/Reply Online \(#120435\)](#) | [Reply to Sender](#) | [Reply to Group](#) | [Mute This Topic](#) | [New Topic](#)
[Your Subscription](#) | [Contact Group Owner](#) | [Unsubscribe](#) [deliriousindc@aol.com]

—'—'—'—

Re: [shepherdpark] Guys gathering at 12th & Hemlock???

From: Rick Toye via groups.io (rtoye1911@gmail.com@groups.io)

To: jcbrown52@verizon.net

Cc: mojoc@msn.com; shepherdpark@groups.io; TakomaDC@takomadc.groups.io

Date: Saturday, May 30, 2026 at 02:34 PM EDT

What is your opinion of what they are doing? You really didn't indicate that they were doing anything wrong? Describe them so we can be on the lookout!
Rick

Rick Toye, MSW, MBA
Keller Williams Preferred Properties
1441 McCormick Dr,
Upper Marlboro, MD 20774
(202)255-5449 - mobile (202)234-0174 -efax
www.ricktuye.com
"And If It's Real Estate, It's What I Do!"

On Sat, May 30, 2026 at 2:24 PM Joseph C. Brown via groups.io <jcbrown52@verizon.net@groups.io> wrote:

Hello Neighbors, have you all noticed and or know why there are young guys (older teenagers and young adults) sitting on the curbs and in a couple of cars (and some time standing in the street) for long periods of time everyday on the corner of 12th street and Hemlock. One of the cars have Virginia tags I believe? Curios ! Joe on Shepherd

[Sent from AOL on Android](#)

On Sat, May 30, 2026 at 9:02 AM, Michael Jones via groups.io <mojoc@msn.com@groups.io> wrote:

Early this evening, I walked to Angelicos Pizza from 12th and Hemlock. My return trip was up Georgia and down Shepherd Rd. During my 10-minute sojourn, I couldn't help but notice three separate trash containers on Georgia that were too full to accommodate the napkin I was trying to dispose of. Trash had overflown onto the sidewalks, but this in and of itself isn't that big of a deal. But given the city's efforts to combat rat infestation, the history of litter flowing from population-dense Georgia ave into the residential areas, and the fact that our very own Merritt Drucker has led numerous neighborhood trash collection efforts for decades, it might be time to at least address trash collection scheduling on Georgia.

Coincidentally, or predictably, there was also a noticeable amount of litter generally strewn on both sides of Georgia on that one block between Geranium and Shepherd. One question we should ask is whether more trash cans coupled with more vigilant collection efforts from city officials will make a difference. Isn't the upper 'Georgia Avenue Gateway' a targeted revitalization zone that emphasizes economic development AND beautification?

Does the fact that trash cans are full on a Thursday nite mean that they will be emptied on Friday or will they fester all weekend until sometime next week? Or are they emptied nightly? This may not be a new issue but it's definitely not a good look.

I welcome any insights on current collection scheduling that might contribute to a fruitful discussion on possible remedial measures.

Mike Jones
12th St NW

—'—'—'—

Groups.io Links:

You receive all messages sent to this group.

[View/Reply Online \(#120550\)](#) | [Reply to Sender](#) | [Reply to Group](#) | [Mute This Topic](#) | [New Topic](#)
[Your Subscription](#) | [Contact Group Owner](#) | [Unsubscribe](#) [deliriousindc@aol.com]

—'—'—'—

Re: [shepherdpark] Guys gathering at 12th & Hemlock???

From: Michael Jones via groups.io (mojoct=msn.com@groups.io)

To: jcbrown52@verizon.net

Cc: rtoye1911@gmail.com; shepherdpark@groups.io; TakomaDC@takomadc.groups.io

Date: Sunday, May 31, 2026 at 07:13 AM EDT

Hey Joe, your neighbor across the street (Deborah Wei) raised the issue here in the listserv a week or two ago. I responded that the culprits are Whole Foods delivery drivers. It started out as a driver or two but the activity has ticked up a bit recently, and drivers now sometimes have other occupants in their vehicle.

I finally spoke to Alejandro the WF store manager last nite. Basically, he said that they are grocery delivery drivers for WF and other entities like CVS, Target, etc, and sorta operate like freelance drivers. They don't really report to any one person or authority, and the vehicle infringement problem is far worse out in front of WF. He said that WF management is constantly calling police and parking enforcement to deal with the issue but with limited effect. We also discussed other parking options on WF property, but evidently none address the enforcement issue.

Mike Jones
12th St NW

On May 30, 2026, at 3:21 PM, jcbrown52@verizon.net wrote:

To be honest --not sure--did not want to jump to a conclusion. However, initially, weeks ago it was just this one guy pulling up and sitting in the car at Hemlock and 12th (usually on 12th) each day for hours at a time. Here recently there were a couple of other guys (sitting or standing at the curb for hours) and now --recent days several more of them meandering about on 12th just past Hemlock heading to Walter Reed. Could be nothing but we are living in the days of "if you see something -say something" even if it is just a gut feeling. Thanks and take care.

[Sent from AOL on Android](#)

On Sat, May 30, 2026 at 2:34 PM, Rick Toye via groups.io
<rtoye1911@gmail.com@groups.io> wrote:

What is your opinion of what they are doing? You really didn't indicate that they were doing anything wrong? Describe them so we can be on the lookout!
Rick

Rick Toye, MSW, MBA
Keller Williams Preferred Properties
1441 McCormick Dr,
Upper Marlboro, MD 20774
(202)255-5449 - mobile (202)234-0174 -efax
www.ricktoye.com
"And If It's Real Estate, It's What I Do!"

On Sat, May 30, 2026 at 2:24 PM Joseph C. Brown via [groups.io](#)
<jcbrown52@verizon.net@groups.io> wrote:

Hello Neighbors, have you all noticed and or know why there are young guys (older teenagers and young adults) sitting on the curbs and in a couple of cars (and some time standing in the street) for long periods of time everyday on the corner of 12th street and Hemlock. One of the cars have Virginia tags I believe? Curios ! Joe on Shepherd

[Sent from AOL on Android](#)

On Sat, May 30, 2026 at 9:02 AM, Michael Jones via groups.io

<mojoc@msn.com<mojoc@msn.com>@groups.io> wrote:

Early this evening, I walked to Angelicos Pizza from 12th and Hemlock. My return trip was up Georgia and down Shepherd Rd. During my 10-minute sojourn, I couldn't help but notice three separate trash containers on Georgia that were too full to accommodate the napkin I was trying to dispose of. Trash had overflowed onto the sidewalks, but this in and of itself isn't that big of a deal. But given the city's efforts to combat rat infestation, the history of litter flowing from population-dense Georgia ave into the residential areas, and the fact that our very own Merritt Drucker has led numerous neighborhood trash collection efforts for decades, it might be time to at least address trash collection scheduling on Georgia.

Coincidentally, or predictably, there was also a noticeable amount of litter generally strewn on both sides of Georgia on that one block between Geranium and Shepherd. One question we should ask is whether more trash cans coupled with more vigilant collection efforts from city officials will make a difference. Isn't the upper 'Georgia Avenue Gateway' a targeted revitalization zone that emphasizes economic development AND beautification?

Does the fact that trash cans are full on a Thursday nite mean that they will be emptied on Friday or will they fester all weekend until sometime next week? Or are they emptied nightly? This may not be a new issue but it's definitely not a good look.

I welcome any insights on current collection scheduling that might contribute to a fruitful discussion on possible remedial measures.

Mike Jones
12th St NW

—'—'—'—

Groups.io Links:

You receive all messages sent to this group.

[View/Reply Online \(#120555\)](#) | [Reply to Sender](#) | [Reply to Group](#) | [Mute This Topic](#) | [New Topic](#)
[Your Subscription](#) | [Contact Group Owner](#) | [Unsubscribe](#) [deliriousindc@aol.com]

—'—'—'—