
Re: Community Letter of Opposition to the Rezoning of 1337, 1339, and 1327 Girard St NW

From Amber Morgan <amberkayemorgan@gmail.com>

Date Thu 7/23/2026 8:10 AM

To Kelley, Daniella (SMD 1A09) <1A09@anc.dc.gov>; Lehmann, Dieter (SMD 1A02) <1A02@anc.dc.gov>; Sherman, Jeremy (SMD 1A04) <1A04@anc.dc.gov>

Cc Bhatia, Jaspal (SMD 1A01) <1A01@anc.dc.gov>; Perri, Carlo (SMD 1A03) <1A03@anc.dc.gov>; Miller, Christine (SMD 1A05) <1A05@anc.dc.gov>; Thomas-Davis, Anthony (SMD 1A06) <1A06@anc.dc.gov>; McCarthy, Shane (SMD 1A07) <1A07@anc.dc.gov>; Davidson, Shira (SMD 1A08) <1A08@anc.dc.gov>; Easley, Billy (SMD 1A10) <1A10@anc.dc.gov>; EOM (EOM) <eom@dc.gov>; Press (EOM) <Press@dc.gov>; Castillo, Susana (EOM) <susana.castillo@dc.gov>; Gleick, Daniel (EOM) <daniel.gleick@dc.gov>; CommunityAffairs (EOM) <communityaffairs@dc.gov>; Vincent, Gaby (EOM) <gaby.vincent@dc.gov>; Thomas, Phil (EOM) <phil.thomas@dc.gov>; ATD EOM DMPED <dmped.eom@dc.gov>; Fritsch, Benjamin (DMPED) <Benjamin.Fritsch@dc.gov>; Hernandez, Cynthia (OP) <cynthia.hernandez@dc.gov>; Dooley, Rebecca (EOM) <rebecca.dooley@dc.gov>; Whetstone, Darren (DOH) <darren.whetstone@dc.gov>; ATD EOM OCA <oca.eom@dc.gov>

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Good morning,

We wanted to follow up now that the rezoning application from Andy and Debbie Wilson LLC has been officially filed with the city on July 2, with the ANC notified on July 10. The case was officially filed as case 26-08. We know you've each been tracking this closely, and we appreciate the attention you've given it so far.

As you're aware, our community continues to have significant concerns about this rezoning, and that sentiment has only grown — nearly every home on our block has now signed on to our letter of opposition.

Given our earlier conversations that the ANC's formal role would begin once the developer filed with the city, we think now would be a good time to reconnect. **We'd welcome the chance to sit down in person with Commissioners Kelley, Morales, Sherman, and Thomas-Davis sometime in the next 2-3 weeks to walk through where things stand and talk through next steps together.**

We're flexible on timing — any weekday evening after 6:30 PM or a weekend day would work well on our end. Happy to work with your schedules.

Thank you for your continued engagement on this — we look forward to the conversation.

Warmly,

ZONING COMMISSION
District of Columbia
CASE NO. 26-08
EXHIBIT NO. 10

Residents of ANC 1A09

On Fri, May 8, 2026 at 6:37 PM Kelley, Daniella (SMD 1A09) <1A09@anc.dc.gov> wrote:

Ms. Morgan and Neighbors,

Thank you again for your letter regarding 1327 Girard St. NW, and my sincerest apologies for missing your 20-day deadline.

As of today, there is still no BZA case before the ANC, and therefore, there is nothing for the ANC to respond to or weigh in on.

However, I can share that I will not support a proposal for a 9-story building at 1327 Girard. I aim to strike a compromise between the 9-story building proposed by the developer and the 3-4 story building proposed in your letter.

I also want to state my intent to address the concerns listed in your letter about inadequate city services, the state of the 14th and Girard St. park, insufficient parking and the pervasive rodent issue in our neighborhood. Though I plan to advocate for solutions within this BZA process, I also plan to put forth a resolution to designate city funds toward the improvement of the 14th and Girard St park in the next couple of months. With several ANC colleagues, I will continue advocacy for a city-wide comprehensive rodent abatement strategy and push for any containerization pilot programs to take place in Columbia Heights. Finally, I am exploring options to expand areas for residential parking permit holders to store their vehicles, taking many vehicles off of already crowded streets, including Girard Street NW.

Thank you all for your continued advocacy, commitment to our neighborhood, and investment in this matter.

Warmly,

Daniella Kelley

Commissioner, ANC1A09

Chair, Transportation Committee

E: 1A09@anc.dc.gov

P: 317-660-1697

Advisory Neighborhood Commission 1A

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From: Amber Morgan <amberkayemorgan@gmail.com>

Sent: Thursday, April 2, 2026 8:47 AM

To: Bhatia, Jaspal (SMD 1A01) <1A01@anc.dc.gov>; Lehmann, Dieter (SMD 1A02) <1A02@anc.dc.gov>; Perri, Carlo (SMD 1A03) <1A03@anc.dc.gov>; Sherman, Jeremy (SMD 1A04) <1A04@anc.dc.gov>; Miller, Christine (SMD 1A05) <1A05@anc.dc.gov>; Thomas-Davis, Anthony (SMD 1A06) <1A06@anc.dc.gov>; Achenbach, Monte (SMD 1A07) <1A07@anc.dc.gov>; Davidson, Shira (SMD 1A08) <1A08@anc.dc.gov>; Kelley, Daniella (SMD 1A09) <1A09@anc.dc.gov>; Easley, Billy (SMD 1A10) <1A10@anc.dc.gov>

Cc: EOM (EOM) <eom@dc.gov>; Press (EOM) <Press@dc.gov>; Castillo, Susana (EOM) <susana.castillo@dc.gov>; Gleick, Daniel (EOM) <daniel.gleick@dc.gov>; CommunityAffairs (EOM) <communityaffairs@dc.gov>; Vincent, Gaby (EOM) <gaby.vincent@dc.gov>; Thomas, Phil (EOM)

<phil.thomas@dc.gov>; ATD EOM DMPED <dmped.eom@dc.gov>; Fritsch, Benjamin (DMPED) <Benjamin.Fritsch@dc.gov>; Hernandez, Cynthia (OP) <cynthia.hernandez@dc.gov>; Dooley, Rebecca (EOM) <rebecca.dooley@dc.gov>; Whetstone, Darren (DOH) <darren.whetstone@dc.gov>; ATD EOM OCA <oca.eom@dc.gov>; Gil, Helder (EOM) <helder.gil@dc.gov>; McMahon, Caitlin (EOM) <Caitlin.McMahon@dc.gov>; bnedeau@dccouncil.gov <bnedeau@dccouncil.gov>; Rivero, Niccole (Council) <nrivero@dccouncil.gov>; Mendelson, Phil (COUNCIL) <PMENDELSON@dccouncil.gov>; driley@dccouncil.gov <driley@dccouncil.gov>; Monique Bexley <mbexley@dccouncil.gov>; kmcduffie@dccouncil.gov <kmcduffie@dccouncil.gov>; info@kenyanmcduffie.com <info@kenyanmcduffie.com>; press@kenyanmcduffie.com <press@kenyanmcduffie.com>; abonds@dccouncil.gov <abonds@dccouncil.gov>; judson@dccouncil.gov <judson@dccouncil.gov>; chenderson@dccouncil.gov <chenderson@dccouncil.gov>; mshaffer@dccouncil.gov <mshaffer@dccouncil.gov>; rwhite@dccouncil.gov <rwhite@dccouncil.gov>; spiekara@dccouncil.gov <spiekara@dccouncil.gov>; swilson@dccouncil.gov <swilson@dccouncil.gov>; dcrawford@dccouncil.gov <dcrawford@dccouncil.gov>; afoster@dccouncil.gov <afoster@dccouncil.gov>; jlewisgeorge@dccouncil.gov <jlewisgeorge@dccouncil.gov>; brogers@dccouncil.gov <brogers@dccouncil.gov>; lcmls@dccouncil.gov <lcmls@dccouncil.gov>; amercer@dccouncil.gov <amercer@dccouncil.gov>; Nava, Maricela (Council) <mnavas@dccouncil.gov>; Dconnertymarin@dccouncil.gov <Dconnertymarin@dccouncil.gov>; dmeni@dccouncil.gov <dmeni@dccouncil.gov>; aboshart@dccouncil.gov <aboshart@dccouncil.gov>; sqadi@dccouncil.gov <sqadi@dccouncil.gov>; kdunford@dccouncil.gov <kdunford@dccouncil.gov>; erobinson@dccouncil.gov <erobinson@dccouncil.gov>; bstum@dccouncil.gov <bstum@dccouncil.gov>; jpillai@dccouncil.gov <jpillai@dccouncil.gov>; scuddihy@dccouncil.gov <scuddihy@dccouncil.gov>; ATD DCOZ <dcoz@dc.gov>; Bardin, Sara (DCOZ) <sara.bardin@dc.gov>; gwen.wright@dc.gov <gwen.wright@dc.gov>; DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Hanlon, Brian (DOB) <brian.hanlon@dc.gov>; Khatri, Shilpa (DOB) <shilpa.khatri@dc.gov>; Beeton, Kathleen (DOB) <kathleen.beeton@dc.gov>; Baker, Glenda (DOB) <glenda.baker1@dc.gov>; Jackson, Richard (DOEE) <richard.jackson2@dc.gov>; Spriggs, Timothy (DPW) <Timothy.Spriggs@dc.gov>; Singleton, Oneil (DPW) <oneil.singleton@dc.gov>; Guequierre, Paul (DPW) <paul.guequierre@dc.gov>; Everett.lott@dc.gov <Everett.lott@dc.gov>; Cozart, Anita (OP) <anita.cozart@dc.gov>; Brown-Roberts, Maxine (OP) <Maxine.BrownRoberts@dc.gov>; sharon.lewis@dc.gov <sharon.lewis@dc.gov>; (DOH) ATD <DOH@dc.gov>; Rodent Control, (DOH) <rodent.control@dc.gov>; Office of ANC's <OANCS@dc.gov>; Williams, Tyler (DDOT) <tyler.williams@dc.gov>; Moskowitz, Margaret (PSC) <mmoskowitz@psc.dc.gov>; Robertson, Anthony (EOM) <Anthony.Robertson@dc.gov>; williamson, jason (DOB) <jason.williamson@dc.gov>; info@terrylynchfordc.com <info@terrylynchfordc.com>

Subject: Community Letter of Opposition to the Rezoning of 1337, 1339, and 1327 Girard St NW

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To: ANC 1A

CC: Office of the Mayor; Office of Community Affairs; Office of the Deputy Mayor for Planning & Economic Development; DC Office of Planning; DC Office of Zoning; Office of Advisory Neighborhood Commissions; Councilmember Brianne Nadeau; Chairman Phil Mendelson; Councilmember Kenyan McDuffie; Councilmember Anita Bonds; Councilmember Christina Henderson; Councilmember Robert White; Councilmember Doni Crawford; Councilmember Janeese Lewis George; Committee of the Whole; Committee on Housing; Department of Buildings; Department of Public Works; Department of Health; District Department of Transportation

On behalf of 48 residents of Ward 1 and ANC 1A09, please find attached a community letter of opposition to the rezoning of 1337, 1339, and 1327 Girard St NW. Andy and Debbie Wilson LLC has stated their intent to rezone these properties from an RF-1 zone to an RA-4 zone in order to develop a 9-story building on a single parcel of land in the middle of our block located at 1327 Girard St NW, which is currently situated between multiple 3-story townhomes. They initially shared this intent in a letter to our community dated July 2025. They recently shared an update that they intend to formally file the zoning application around June of 2026.

We feel strongly that this proposed rezoning and their proposed development is inappropriate for our neighborhood for the reasons outlined in the attached letter, but would also set a precedent for inappropriate rezoning of a wider block in order to develop a high-rise development on a single parcel of land situated between townhomes. We also have significant concerns that the rezoning of 1337 and 1339 Girard St. NW, which are currently multi-unit townhomes filled with renters, would put those neighbors at risk of displacement.

In summary, we respectfully request that ANC 1A take the following actions based on the overwhelming opposition of the ANC1A09 residents who would be most directly impacted by this rezoning:

1. **Cease the encouragement of the rezoning of this property in the ANC Committee on Housing and Zoning** and ensure neighboring residents are represented in any ANC conversations with the developer.
2. **Pass a resolution in opposition to this rezoning application** once the developer formally submits an application to the DC Zoning Commission.
3. **Protect the livability and historic character** of our residential neighborhood.
4. **Demand city commitment** to address existing service failures.

Our community will participate in two meetings this evening where we intend to further share our perspectives. **We invite you all to join so the wider ANC, our city council representatives, and relevant DC government offices have a chance to hear more fully from our community as well.**

- **TONIGHT April 2 at 6 PM:** Community Meeting and Listening Session with ANC 1A09 Representative Daniella Kelley. It will be held virtually as Daniella was not available for an in-person meeting. Click here to join via microsoft teams.
- **TONIGHT APRIL 2 at 7 PM:** Meeting with ANC 1A Committee on Housing and Zoning. Chairman Dieter Morales has added an agenda item on the rezoning, and we have requested everyone have 2-3 minutes to share their perspective. We have requested the meeting to be in person, but have not heard back yet. If Chairman Morales does not agree to an in person meeting, we will plan to register using the zoom link here.

Sincerely,

Amber Morgan
1358 Girard St NW #2
Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Samuel James Jr.

1358 Girard St NW #2

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Vali Alexander Mahoney

1338 Harvard St NW

Washington, DC 20009

****Owns a home within 200 feet of the proposed rezoning.**

Constance Vidos

1342 Harvard St NW

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Alexander Gnafakis

1338 Harvard St NW

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

Carrie Stoltzfus

1326 Girard St NW Apt 2

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Anita L. Wood

1340 Girard St NW

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Sara Ann Hasenstab

1338 Harvard St NW Apt B

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

Ronald Munia

2818 13th St NW

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Jacob Boggs

1342 Harvard St NW

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Robert Rozier

2823 13th St NW

Washington, DC 20009

****Resides and owns a home within 350 feet of the proposed rezoning.**

Victor P. Holt

1336 Girard St NW

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Robia Colbert

1348 Girard St NW Apt B

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

Anne Specker

1323 Girard St NW #1

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Jacob Rankin

1477 Girard St NW

Washington, DC 20009

****Resides within one block of the proposed rezoning.**

Olivia Lambert

1477 Girard St NW #1

Washington, DC 20009

****Resides within one block of the proposed rezoning.**

Steve Dobberowsky

1246 Girard St NW

Washington, DC 20009

****Resides within one block of the proposed rezoning.**

Douglas Armstrong

1246 Girard St NW

Washington, DC 20009

****Resides within one block of the proposed rezoning.**

Ellison Carmichael

1231 Girard St NW

Washington, DC 20009

****Resides within one block of the proposed rezoning.**

Ryan Omid Aghabozorg

1316 Girard St NW

Washington, DC 20009

****Owns a home within 200 feet of the proposed rezoning.**

Keith Richard Gilges
1323 Girard St NW #4
Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Armando Eduardo Guzman Escobar
1323 Girard St #3

Washington, DC 20009

****Owns a home within 200 feet of the proposed rezoning.**

Emma Zinsmeister
1323 Girard St #2
Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Maria C. Tiarks
1323 Girard St NW #5
Washington, DC 20009

****Owns a home within 200 feet of the proposed rezoning.**

Hasan Bhatti
1334 Girard St NW
Washington, DC 20009

****Owns a home and works within 200 feet of the proposed rezoning.**

James Benjamin Stokes
1323 Girard St #1
Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Margaret Jantzen
1323 Girard St NW #8
Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Miru Osuga
1334 Girard St NW
Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

Lauren Ramcharitar
2812 13th St NW Apt 4
Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

Lilly Brown

1358 Girard St #1

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

Steve Pflasterer

1302 Girard St NW

Washington, DC 20009

****Resides, owns a home, and works within 200 feet of the proposed rezoning.**

Jonathan Steffert

1316 Girard St NW

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

Evan Haynos

1318 Girard St NW

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

Francisco Lara

1318 Girard St NW

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

Natalia Shahwan

1360 Girard St NW Apt 2

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

Aishwarya Nag

1326 Girard St NW Apt 3

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

John Daniel Murphy

1326 Girard St NW Apt 3

Washington, DC 20009

****Resides, owns a home, and works within 200 feet of the proposed rezoning.**

Alexander Escudero

1356 Girard St NW

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

William Golden

1306 Girard St NW

Washington, DC 20009

****Owns a home within 200 feet of the proposed rezoning.**

David Pitts

1356 Girard St NW

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

James Patrick Madigan

1346 Girard St NW

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Darlene Hickson

1306 Girard St NW

Washington, DC 20009

****Resides within 200 feet of the proposed rezoning.**

Lorraine Hinds

1338 Girard St NW

Washington, DC 20009

****Owns a home within 200 feet of the proposed rezoning.**

Andrea Fassone

1338 Girard St NW

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

James Wright

1342 Girard St NW

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Alexandra Davidson

1336 Harvard St NW

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**

Michael Curtis Johnson

1350 Clifton St NW #202

Washington, DC 20009

****Resident of the neighborhood, community activist, and frequent user of 14th and Girard St Park on the same block as the proposed rezoning.**

Erick Kent Peters

1326 Girard St #4

Washington, DC 20009

****Resides and owns a home within 200 feet of the proposed rezoning.**