

**MINUTES**  
**for the**  
**REGULAR MEETING OF THE COMMISSION**  
**on**  
**September 5, 2024, via Zoom**

*Guest speaker at 6:30 p.m.*

- Andrew Rivers, Senior Director of Events and Protocol, Howard University
  - Provided overview of the details of Howard Homecoming events and shared opportunities for the community to get involved. The week will feature various activities for kids, including performances and a football game. The event will culminate with a chapel service and a jazz brunch.

Call meeting to order at 7:00 p.m.

**I. ROLL CALL**

<b>Commissioner</b>		<b>Present</b>	<b>Absent</b>
<i>1B01</i>	Handerhan	X	
<i>1B02</i>	Chauvin	X	
<i>1B03</i>	Sycamore	X	
<i>1B04</i>	Lakatos	X	
<i>1B05</i>	Kensek	X	
<i>1B06</i>	Trindade Deramo	X	
<i>1B07</i>	Fields	X	
<i>1B08</i>	Harris	X	
<i>1B09</i>	Jones	X	

**II. APPROVAL OF THE AGENDA**

**MOTION:** Commissioner Jones moved that ANC 1B approve the meeting draft agenda. The motion was seconded. Commissioner Chauvin called for discussion and the addition of a

new business agenda item to review the T Street Taskforce operations. **The Motion PASSED (8 in favor, 0 opposed, 1 abstention)**

### III. CONSENT AGENDA

#### A. Approval of the prior meeting minutes

Minutes were not submitted to approve

#### B. Speaking time: Two comments of two minutes each for Commissioners and community members, with an additional 20-second comment at the discretion of the chair, per topic

**MOTION:** Commissioner Lakatos moved that the full Commission approve the consent agenda. The motion was seconded. **The motion PASSED (8 in favor, 0 opposed, 1 abstention)**

### IV. EXECUTIVE OFFICERS' REPORTS

#### A. Financial report (Cmsr. Lakatos)

- No financial report to vote on

### V. COMMITTEE REPORTS

#### A. Committee on Zoning, Preservation, and Development

- i. Case #1: 527 Florida Ave NW
  1. Applicant: Toye Bello toyebello@bandbllc.com for owner
  2. Property: 527 Florida Ave NW (Square 3093, Lot 0029, current zoning MU-4, LeDroit Park Historic District)
  3. Request of the Committee: [BZA case 21167](#), Area Variance and Special Exception to allow for "Proposed addition of an open rear deck to an existing residential apartment building" — note that this is to legalize/regularize an already-existing open rear deck.
  4. SMD/Commissioners: 1B01 Larry Handerhan
  5. Committee recommendation: **That ANC 1B support BZA case 21167, located at 527 Florida Ave NW (2 in favor, 0 opposed, 1 abstention).**

**DISCUSSION:** The Zoning Preservation Development (ZPD) Committee discussed a case concerning a rear deck built without proper zoning approval at 527 Florida Avenue NW. The deck's owner is seeking to legalize it. The committee found no major issues with the deck, except minor concerns about its impact on alleyway access, which they deemed negligible.

Commissioner Jones clarified that the issue pertains only to zoning, not structural integrity, and acknowledged that the deck was built without prior zoning approval. Commissioner Kensek inquired if the deck had gone through all necessary inspections and approvals. Commissioner Jones indicated that the ZPD committee's role was limited to zoning aspects and that structural concerns should be addressed by other agencies.

Commissioner Chauvin suggested that the commission ensure a proper inspection of the deck to confirm compliance with regulations before moving forward. However, Commissioner Jones and others noted that the commission does not oversee such inspections and expressed concerns that delaying the decision might complicate the process.

**MOTION:** Commissioner Kensek proposed postponing the matter to gather more information and ensure proper reviews. This motion was seconded. The motion (in favor, opposed, abstention).

**DISCUSSION:** Commissioner Jones addressed the issue of the illegally built deck, emphasizing that while it is problematic to regularize such constructions after the fact, delaying the decision would not benefit the affected community or the process. He expressed concern that postponing might complicate the situation further and potentially hinder the committee's opportunity to provide input. He noted that neighbors directly impacted by the deck have expressed support, and the structure already exists, implying that further delay might not improve the outcome. Jones urged to avoid a circular process where feedback is sought repeatedly without resolution.

**MOTION:** The motion **DOES NOT PASS (1 in favor, 4 opposed, 4 abstention)**.

**MOTION:** Commissioner Jones motioned for the ANC1B to vote in support case 21167 located at 527 Florida Avenue. The motion was seconded. The Motion **PASSED (5 in favor, 1 opposed, 3 abstentions)**.

- ii. Case anticipated at the September meeting:
  1. Case #1: Howard University Hospital redevelopment and proposed map amendment
    - a. Applicant: Howard University (Teresa Edmondson, [teresa.edmondson@howard.edu](mailto:teresa.edmondson@howard.edu))
    - b. Property: A large area centered roughly around 2230 6th St NW (current zoning mostly PDR-3).
    - c. Request: [Map amendment 24-01](#) changing the zoning of this area mostly or entirely to MU-9

- d. SMD/Commissioners: 1B01 Larry Handerhan, 1B02 Frank Chauvin, 1E05 Philip Newland, 1E07 Brian Footer.

**DISCUSSION:** The committee discussed the upcoming redevelopment at Howard University Hospital, which involves a significant zoning change from industrial to MU-9 for a large area. Howard University is working with the LeDroit Park neighborhood to gain their support. Although there have been delays, a meeting is scheduled for next week, and an update should be available for the September 16th Zoning Preservation and Development Committee meeting. There is hope to discuss the matter then, though it could be pushed to October if necessary. The next committee meeting will be held via Zoom at 6:30 PM.

- iii. The Zoning, Preservation, and Development committee of ANC 1B will meet next on Monday, September 16 at 6:30 p.m. via Zoom. To attend, check ANC1B's website, [www.anc1b.org](http://www.anc1b.org). If you are interested in joining the ZPD Committee, please email Commissioner Tucker Jones at [1b09@anc.dc.gov](mailto:1b09@anc.dc.gov).

## B. Committee on Alcoholic Beverage Regulations

- i. Noise complaints regarding Thurst Lounge (S & B Enterprises LLC, 2204 14th St NW)

**DISCUSSION:** The business owners of Thurst Lounge joined the conversation to hear the community's complaints regarding noise complaints. The lounge, which is described as D.C.'s only Black-owned LGBTQ+ lounge, aims to create an inclusive space for Black and Brown LGBTQ+ individuals. During the meeting, the lounge owners, Brandon and Shawn, were given the opportunity to present their business and its goals. However, a resident from the neighborhood expressed concerns about noise disturbances that have been affecting her family. She mentioned that despite trying to address the issue directly with the lounge, she was met with disrespect. The lounge owners expressed their willingness to address the concerns privately and asked for more details about the specific times and dates of the disturbances.

The conversation revolves around the tension between maintaining a lively commercial environment and ensuring that nearby residents can enjoy peace and quiet.

The main points discussed include:

1. **Direct Communication with Establishment Owners:** Some community members express that they have direct contact with the establishment owners to address noise issues immediately when they arise. The idea of making such contact information available to more residents is suggested.

2. **Enforcement of Noise Codes:** There's a strong emphasis on the need for strict enforcement of noise codes, especially concerning amplified sound from establishments with alcohol licenses.
3. **Soundproofing and Mitigation Efforts by the Establishment:** The establishment has undertaken several measures to mitigate noise, such as soundproofing, controlling speaker direction and volume, installing a decibel reader, and automating rooftop closures. However, there seems to be a disconnect between these efforts and the satisfaction of some community members.
4. **Request for Clear Guidelines:** The establishment expresses a desire for clear, objective guidelines on acceptable noise levels so they can better comply with community expectations.
5. **Potential Solutions:** Suggestions include involving the Alcoholic Beverage Regulation (ABR) Committee, setting up in-person meetings with neighbors, and establishing more direct communication channels to handle concerns promptly.

There's an emphasis on collaboration and trying to find a solution that satisfies both the business and the residents. The idea of setting up home visits to understand the noise impact better is discussed. There's also a plan to revisit the issue at a future meeting on September 18<sup>th</sup>. There is a collective agreement to move forward by having more frequent and constructive meetings to address the concerns. The establishment representatives express their commitment to not causing disturbances in the neighborhood and are open to working with the community to find solution

- ii. Placard review: ABRA-128255 (Delta Collective, LLC d/b/a The Greek Spot, 2017 11th Street NW) | Retailer's Class "D" Restaurant | Kosta Dionisopoulos, 202-265-3118 hello@greekspotdc.com
  1. Committee recommendation: **That the Commission protest the establishment on the grounds of peace, order, and quiet (2-1-0).**

**DISCUSSION:** The discussion was around an approval of an alcohol license for a business called "The Greek Spot" located at 2000 and 17th Street NW. There was discussion about whether to approve the license due to concerns about peace, order, and quiet, with a split among committee members. However, after further discussion, including input from Commissioner Chauvin who had met with the owner and had no objection, the decision appears to have shifted toward not proceeding without a formal protest against the license. No action is needed to continue to move forward.

- iii. Placard review: Bunker (*see previous document for details*)
  1. Committee recommendation: **That the Commission protest the establishment on the grounds of peace, order, and quiet (3-0-0).**

**DISCUSSION:** There are concerns about trash, noise, and parking problems allegedly connected to the venue, which some residents have expressed dissatisfaction about. Commissioners discussed if there should be a settlement agreement or a protest. Commissioner Chauvin discussed the value of settlement agreements for clubs. Chair Harris representing the area, note that they haven't personally received any complaints.

**MOTION:** Commissioner Lakatos moved for the full commission to protest Bunker Lounge on the ground of peace, order and quiet. The motion was seconded. **The motion DID NOT PASS (2 in favor, 4 opposed, 3 abstentions)**

iv. Cmsr. Chauvin presentation of full Whitlow's settlement agreement

**DISCUSSION:** The Whitlow is looking to amend its hours of operation. Commissioner Chauvin handling this matter confirms that a previous agreement was already approved by the commission, and the only change is a minor adjustment to opening hours. The process to finalize this amended agreement is underway, but there is no formal protest from the commission regarding the matter.

v. Updates on Crank Corner settlement agreement efforts

**DISCUSSION:** Crank Corner is seeking a medical cannabis license. The commission had previously voted to protest the license but also allowed for negotiations to avoid a protest hearing. The establishment has agreed to sign a standard settlement agreement, but the process has been delayed due to scheduling conflicts. The owner of The Crank Corner is willing to sign the settlement agreement, but delays have caused concern that the owner may withdraw from negotiations. Mediation is scheduled in two weeks, with a full protest hearing set for October 23rd. Commissioners aim to resolve the matter before the hearing

vi. Next regular meeting: Wednesday, September 18 at 7:00 p.m. Check [www.anc1b.org](http://www.anc1b.org) for updates.

### C. Committee on Economic Development

- i. No motions were made and no votes were taken. Committee members identified the following six topics as priority topics through the end of the calendar year 2024. Neighbors interested in these topics should consider attending ANC 1B's ED committee meetings:
  1. Community benefit/improvement district guidance
  2. Discussions with the Office of Planning on visions for the ANC 1B area, including
    - a. Duke Plan
    - b. Comprehensive Plan

- c. ARTS Overlay
  - 3. 625 T St NW (site of proposed dog park)
  - 4. 1617 U St NW — continued follow-up
  - 5. Reeves Center — continued follow-up
  - 6. Vacant property legislation (expected as forthcoming)

**DISCUSSION:** Commissioner Jones share the six topics have been identified for focus through the end of 2024: community benefit districts, collaboration with the Office of Planning, potential uses for 625 T Street NW, updates on the 16 U Street NW project, progress on the Reeves Center, and reform of vacant/blighted property laws. Community members are invited to join the next committee meeting provide input

- ii. The next meeting of ANC 1B's ED Committee will take place on Tuesday, September 17 (note: the ED committee usually meets on Thursdays; extraordinary schedule this month) at 6:30 p.m. via Zoom. To attend, check ANC 1B's website, [www.anc1b.org](http://www.anc1b.org). If you are interested in joining the ED Committee, please email Commissioner Tucker Jones at [1b09@anc.dc.gov](mailto:1b09@anc.dc.gov).

#### **D. Committee on Public Safety and Community Engagement**

- i. September 7 U Street Public Safety event with councilmembers and MPD

**DISCUSSION:** A Public Safety Summit will be held on September 7th from 10:00 am to 12:30 pm at the Anthony Bowen YMCA. Speakers will include the commander of the 3rd District Police Station and a council member. The event is co-hosted with the U Street Neighborhood Association and the 3rd District Community Advisory Council. The event is sponsored by local businesses, including free food from Tatte, U Street Household, and Trader Joe's.

- ii. \$80 sponsorship request for community yoga

**DISCUSSION:** Request for \$80 to support a community yoga event at the YMCA was made.

**MOTION:** Commissioner Fields moves that ANC allocates \$80 to support community yoga for the month of September. The motion was seconded. The motion **PASSED (9 in favor, 0 opposed, 0 abstention)**.

- iii. \$100 request for event materials at the safety meeting

**DISCUSSION:** A request for \$150 to sponsor a block party hosted by the Park Civic Association on September 22nd was made by Commissioner Fields. The funds will be used for music and activities (e.g., cornhole).

**MOTION:** Commissioner Fields moves that ANC 1B Sponsors the Le Droit Park Block Party with a \$150 donation for items such as printed material. The motion was seconded. The motion **PASSED (9 in favor, 0 opposed, 0 abstention)**

- iv. Next regular meeting: Tuesday, September 10 at 7:00 p.m. Check [www.anc1b.org](http://www.anc1b.org) for updates.

### **E. Committee on Transportation**

- i. General updates

**DISCUSSION:** Commissioner Lakatos shared about presentation on the 11th Street, Northwest Bike Lane Project. The project was delayed due to staff turnover but is now moving forward. Although there was no vote at the last meeting, a resolution on the project will be considered at the next meeting.

- ii. If interested in joining the Transportation Committee as a community member, please contact Commissioner Santiago Lakatos at [1B04@anc.dc.gov](mailto:1B04@anc.dc.gov). The next meeting of the Transportation Committee will take place on Wednesday, September 11 at 7:00 p.m. (registration via [www.anc1b.org](http://www.anc1b.org)).

## **VI. ADMINISTRATIVE**

- A. Introduction of the Commission's new consultants:** Karen Lee (administrative, public affairs, and constituent services) and Elsa Mengistu (outreach and communications)

- B. Draft budget for FY 2025** (Cmsr. Jones) — see: [draft budget](#) and [explanatory notes](#)

**DISCUSSION:** Commissioner Jones discusses the draft budget for the upcoming fiscal year, which begins on October 1, 2024 (Fiscal Year 2025). The ANC is required to pass a budget outlining its spending plans and authorizations for the fiscal year, though it can amend the budget as needed. The proposed budget is \$54,900, with the largest allocation for



personnel (\$36,000), followed by funds for communication, office supplies, grants, and other services

**MOTION:** Commissioner Trindade Deramo moves to amend line 3.5 and the accompanying budget notes. The motion was seconded. **DISCUSSION:** Commissioner Kensek asked for any concerns from other commissioners. Every commissioner has expressed that we are carrying a high balance and that we need to use that to benefit the community. The motion **PASSED (9 in favor, 0 against, 0 abstention).**

**MOTION:** Commissioner Jones moves that the ANC approves the full draft budget and accompanying budget notes for fiscal year 25. The motion is seconded. The motion **PASSED (9 in favor, 0 against, 0 abstention).**

**C. Amendments to the Bylaws** (Cmsrs. Trindade Deramo and Jones) — *see:* [Bylaws with proposed amendments inline](#)

**DISCUSSION:** Commissioner Trindade Deramo and Commissioner Jones present the proposed bylaw amendments, which have been circulated and discussed, and share are mostly technical cleanups. They highlight changes such as allowing electronic payments, incorporating the code of conduct, and updating procedures related to officer transitions and virtual meetings. The amendments address outdated rules like requiring payments only by check and include the code of conduct, as recommended by the Office of the Attorney General.

**AMENDMENT:** A motion is made to amend the bylaws by adding the phrase "and in official communications" after the clause "comporting themselves during meetings" in the code of conduct section. The motion is seconded. **DISCUSSION:** Commissioner Kensek doesn't

think adding that in is necessary. The motion **PASSED (6 in favor, 2 opposed, 1 abstention)**.

**ROLL CALL:**

Commissioner Henderhan- Yea  
Commissioner Chauvin- Abstain  
Commissioner Sycamore- Nay  
Commissioner Lakatos- Yea  
Commissioner Kensek- Nay  
Commissioner Trindade Deramo- Yea  
Commissioner Fields- Yea  
Commissioner Jones- Yea  
Chairperson Harris- Yea

**AMENDMENT:** Commissioner Sycamore raises concern for Article 7, which governs committees. He proposes to limit both commissioners and public members to chairing only one committee at a time, citing that having the same people chair multiple committees has not been beneficial to the public or the commission's work. The commissioner suggests exceptions if there are not enough candidates to fill the roles. The motion is seconded.

**DISCUSSION:** It is clarified that current procedures allow non-commissioners to chair committees, and these rules will remain unchanged. Additionally, another commissioner points out that committee chairs can already be removed through existing processes. Commissioner Sycamore states that having a few individuals chair multiple committees has resulted in inefficiencies and suggests involving more people in leadership roles to improve

the commission's operations. **The motion DID NOT PASS (2 in favor, 7 opposed, 0 abstention).**

**MOTION:** Commissioner Jones moves to vote on the full package of proposed amendments to the bylaws. The motion is seconded. The motion **PASSES (6 in favor, 2 opposed, 0 abstention).**

**MOTION:** Commissioner Jones moves that ANC1B adopt the full package of bylaw amendments, including the additional amendments that we voted on earlier this evening. The motion is seconded. The motion **PASSES (7 in favor, 2 opposed, 0 abstention).**

**ROLL CALL:**

Commissioner Henderhan- Yea  
Commissioner Chauvin- Yea  
Commissioner Sycamore- Nay  
Commissioner Lakatos- Yea  
Commissioner Kensek- Nay  
Commissioner Trindade Deramo- Yea  
Commissioner Fields- Yea  
Chairperson Harris- Yea  
Commissioner Jones- Yea

**D. Amendments to the Standard Operating Procedures** (Cmsrs. Trindade Deramo and Jones) — see: [SOPs with proposed amendments inline](#)

Discussion SOPs next month, no motion required.

**VII. EXECUTIVE, COUNCILMEMBER, COMMISSIONER & COMMUNITY**

**ANNOUNCEMENTS**

**A. Office of the Councilmember, Ward 1: Niccole Rivero shared the following updates:**

- 1. 9-1-1 Call Center Issues:** The Office of Unified Communications (OUC) continues to struggle with handling emergency calls effectively. The council member is pushing for an independent review of OUC, proposing legislation to separate fire/EMS calls from police calls, increasing salaries and training for call takers, and holding a public roundtable to address ongoing issues.

2. **Technology Outages:** The council member plans to address frequent outages in government tech systems at a confirmation hearing for the Chief Technology Officer on September 19.
3. **Smart Food Bins:** Smart bins for 24/7 food waste drop-off are being introduced in Ward 4 to increase composting participation. The bins will be located in high-density areas and feature locking mechanisms and sensors.
4. **Public Restrooms (Thrones):** A restroom facility in Columbia Heights is successfully providing services, with high usage from the homeless population. Data on usage will be shared in the future.
5. **Community Office Hours:** The next "Council Member on Your Block" event will be in the Mount Pleasant neighborhood in late September, allowing residents to meet and discuss issues with the council member.

**B. Office of the Mayor: Anthony J. Robertson, MOCRS shared the following updates:**

1. **Encouraging Community Participation:** It is the start of a special month (likely a themed or awareness month), and Anthony encourages people to participate in festivities, particularly supporting the arts and crafts.
2. **Weekend Bike Ride:** There will be a 20-mile bike ride starting in Washington, D.C., this weekend, beginning at 12 PM on Constitution Avenue and ending at Pennsylvania Avenue.
3. **Trash and Street Sweeping:** emphasizes the importance of street cleaning and requests the community to report if their streets are not being cleaned during scheduled times. People should document missed cleanings by noting the street name, time, and if possible, sharing pictures.
4. **Community Clean-ups:** The city is willing to support any community clean-up efforts by providing supplies like pickers and rollouts.

**C. Commissioner announcements**

**Commissioner Kensek:** appreciates the cleanup efforts on 14th Street and at Meridian/Malcolm X Park, mentioning that these initiatives were well-received. He invites constituents to share ideas or suggest other areas where they can be of service, and he encourages collaboration with fellow

commissioners to organize similar efforts again before the end of their term and into the next one.

#### D. Community announcements

##### **Karen Gall (Citizens Advisory Council, MPD):**

1. Requested community impact statements related to a case involving Tyrone Freeman, Coron Jackson, and Stefan Nelson. Statements should be submitted by September 9th.
2. Highlighted four Public Safety Task Forces for T Street, U Street, Logan Circle, and Mount Pleasant, encouraging community participation.
3. Reminded participants of the monthly Citizens Advisory Council meetings held on the last Thursday of each month at the 3rd District MPD station.

##### **Lindsey Hicks (Main Street Manager, U Street):**

1. Announced the "Art All Night" event on September 28th from 6 to 11 PM, with activities such as a main stage by Ben's Chili Bowl and a drum circle at the Reeves Center.

#### VIII. NEW BUSINESS

**Commissioner Chauvin:** Want to be able to solicit and maintain executive Office of the Mayor support and maintain administration assistance with the T Street Task Force. It is important to make sure we have commitments with the agencies involved to address worsening issues, such as drug activity and recent violence, in the area. There is concern for one commissioner to be able to speak or act on behalf of ANC1B.

**MOTION:** Commissioner Chauvin makes the motion that ANC1B appoints Commissioner Handerhan and Commissioner Chauvin to seek and obtain continuing office of the mayor leadership in the T Street Task force. The motioned was seconded. **DISCUSSION:** Commissioner Jones raises the point that the vote doesn't need to happen to feel empowered to do this. Discussion of support in a letter or other form to help communicate support. Gives permission to speak on behalf of the commission in this effort. Noted that

wasn't mentioned in motion. **MOTION:** Commissioner Jones moves to table. There is a second. The motion **PASSES (4 in favor, 2 opposed, 0 abstention)**

**IX. ADJOURNMENT at 10:15pm.**