



Advisory Neighborhood Commission 8A
Anacostia, Fairlawn, Hillsdale, Sheridan

Special Meeting
May 28, 2026 | 7:00pm

Virtual Meeting (access found at website oanc.dc.gov)

Call to Order and Roll Call

Commissioner White called the special meeting to order after confirming that a quorum was present. Commissioners noted as present during the meeting included Commissioners Donohue, Foreman, Moore, Davis, White, and McKinney. Commissioner White stated for the record that the Commission had a quorum of six commissioners.

Approval of Agenda

Commissioner White moved to approve the agenda. The motion was seconded by Commissioner Donohue. Hearing no discussion, the agenda was approved unanimously by voice vote.

Presentations and Discussion

1756 W Street SE / W Street Project

Yosef Asmelash and Dawit Zena presented a proposed project related to property on W Street SE. The property had sustained fire damage and had previously involved two lots. The applicant explained that one portion of the property had been restored and rented, while the current request concerned work on the second lot, including renovation and an addition to the rear of the existing garage/bedroom structure.

The applicant stated that the zoning issue involved lot width, with the lot measuring approximately 17.25 to 17.5 feet where 20 feet is required. The requested area variance was described as approximately 2.5 feet. The applicant and project representative stated that the subdivision history and nearby comparable lots supported the request and that the proposed work would not alter the character of the neighborhood.

Commissioner Moore reported that she visited the site, spoke with the applicant, and contacted nearby neighbors. Concerns discussed included alley access, parking, potential impacts on neighbors, and a request from an adjacent neighbor for partitions to reduce light spill and separate the properties. The applicant agreed to install partitions. Commissioner Moore stated that the project would improve a fire-damaged property and expressed support.

Additional questions addressed whether basement work or underground excavation would occur. The applicant clarified that the existing basement had already been renovated and that the new work would be above ground. The applicant also stated that parking would comply with zoning requirements, with private parking from the alley for each unit.

1223 Marion Barry Avenue SE Project

Marcel Clarke, John Sage, and My Ly presented a proposed 12-unit residential project at 1223 Marion Barry Avenue SE. The project would include a mix of one-, two-, and three-bedroom units, approximately 10,000 square feet of residential space, and preservation or repair of the historic Jazzy's facade. The design included a third-floor addition set back from the street, brick materials, storefront-style display windows, a lobby, trash room, bike room, and support spaces.

The presenters stated that the project was within MU-7 zoning allowances, below the maximum permitted height, and using a zoning parking exception because there is no alley access. They also described community engagement with HPO and local historic and business groups, including design revisions such as adding brick to the third level and revising window treatment.

Commissioners and community members raised concerns regarding residential use in an active arts and business district, potential conflicts with noise from nearby cultural venues and events, lack of on-site parking, proximity to a bus stop, move-in and delivery logistics, accessibility for residents with mobility needs, trash collection, and impacts on nearby businesses. Commissioners also discussed whether the project should include commercial or mixed-use space at the ground level and whether an artist-residency model could be explored.

The presenters stated that the project had already received HPRB support earlier that day and agreed to continue discussions with Commissioner McKinney and nearby stakeholders. No ANC vote was taken on this item during the meeting.

2412 Martin Luther King Jr. Avenue SE Project

Eric Teran, architect, presented a proposed project for 2412 Martin Luther King Jr. Avenue SE with property owner Abdul also participating. The proposal involves two lots, including an existing historic building and an adjacent vacant lot. The applicant described a proposed three- to five-story mixed-use project with approximately 15 to 16 residential units and ground-floor retail or office space. The existing facade and portions of the historic structure would be preserved and repaired, with new construction designed to complement the historic building.

The applicant stated that parking is not required under zoning but that the team may consider adding two or three spaces from the alley if feasible. The project is expected to include units for sale rather than rental units, with 50% of units affordable under DHCD requirements. The affordable units were described as split between 50% AMI and 80% AMI.

Commissioners and community members asked questions about unit size, bedroom dimensions, parking, balcony design, historic preservation review, materials, retail use, and project timing. The applicant stated that the smallest proposed bedrooms were approximately 90 square feet, above the

D.C. minimum of 70 square feet, but commissioners encouraged larger unit sizes, particularly because the units would be for sale. The applicant also stated that HPRB review was expected in July, building permit submission could follow in late summer or early fall, and the owner hoped to begin construction promptly after permits with a target occupancy or sales timeline around October 2027.

Commissioner White recommended early coordination with HPO and the Historic Anacostia Preservation Society and asked that the applicant provide the HPO application number and per-unit square footage when available. No ANC vote was taken on this item during the meeting.

Commission Business and Follow-Up Items

- Commissioners discussed using time at an upcoming ANC meeting for the D.C. Board of Elections to provide community education on ranked-choice voting after DDOT canceled a planned presentation.
- Commissioners agreed that ranked-choice voting education would be useful and suggested recording the presentation in a format that could be clipped and shared on the ANC website and social media.
- Commissioner White stated she would contact the Board of Elections to schedule the presentation.
- Commissioners noted upcoming community civic engagement events and candidate meet-and-greet opportunities.

Motions and Votes

Motion: Commissioner Moore moved to support the Board of Zoning Adjustment application for the W Street SE property, identified in the transcript as BZA application B2ATMP6591, for an area variance of approximately 2.5 feet related to lot width. Commissioner White restated the motion as support for the BZA application for a 2.5-foot area variance for the W Street property. The motion was seconded by Commissioner Donohue.

Vote: The motion passed unanimously, 6-0.

Adjournment

Commissioner White adjourned the meeting at 8:26 p.m. The next ANC General Meeting was announced for June 2 at 7:00 p.m., with the meeting expected to be held virtually unless an in-person space is secured.

/s/:

Prepared by: [Andrea Davis]

Approved on: [September 8, 2026]

Attested by: /s/ [Andrea Davis]