

ANC 6B Planning & Zoning Committee, Minutes for September 3, 2026 meeting, 6:00 pm

Attendance: Whit Smith RM 6B03, Maggie Daley RM 6B05, Commissioner Sam Pastore 6B05, Commissioner David Sobelsohn 6B03, Commissioner Vince Mareino 6B07 (P&Z Chair and note-taker)

1. 400 Seward Sq SE (BZA #21491, hearing October 21, 2026)

- a. Area variance requested for *internal construction only*. Applicant is an apartment building owner. They propose to convert excess maintenance space into 2 additional units.
- b. This ANC supported and the BZA granted the exact same application in 2020, but the building owner did not go ahead with the project at that time, so the permit expired
- c. There are only 2 close buildings; the owners of both neighboring buildings have verbally offered their support, and will get it in writing soon.
- d. After BZA approval, it would take ~1 month it would go to the full DOB permit process. ~6 months to get that permit, and then, ~6-8 months for construction.
- e. This building is under a possible Tenant Opportunity to Purchase Act (TOPA) process (that is, the tenants might buy the building.)
- f. **Motion: endorse, with condition that this endorsement is only related to the BZA, and has no relation to any possible TOPA process. (Not on consent agenda, in case tenants show up at the ANC meeting.) (Mareino, Pastore). Unanimous 5-0-0.**