

# NORTHWEST BUSINESS

## Zoning approval in hand, FoBoGro to open

By **ELIZABETH WIENER**  
Current Staff Writer

A small grocery near George Washington University has cleared a final zoning hurdle and is preparing to open after a year of navigating city permitting processes and challenges from neighbors.

The D.C. Board of Zoning Adjustment last week dismissed an appeal of permits for the Foggy Bottom Grocery, known as FoBoGro. Owner Kris Hart, a George Washington alumnus and budding entrepreneur, said he hopes to get the store at 2140 F St. open in the next few weeks.

The old town house has been a grocery store for as long as nearby residents can remember, dating back to before adoption of the current zoning code. But since it sits in a residential zone, it is considered a “nonconforming use” and cannot expand, under the code.

A previous owner let the store run down, and its purple facade became somewhat of an eyesore. Hart bought the business about a year ago, with plans to upgrade it and expand its offerings to serve hungry students, as well as neighborhood residents and the many State Department employees who work nearby.

But Hart’s plans for longer hours and increased food options, including a sandwich operation on the basement floor, ignited some concerns. A certificate of occupancy issued for a “deli” was pulled, and he

fought off a protest at the Alcoholic Beverage Control Board by limiting operating hours to 7 a.m. to midnight.

Last November, FoBoGro got an occupancy certificate from the Department of Consumer and Regulatory Affairs to operate as a grocery store. But the West End Citizens Association immediately challenged that permit, arguing that Hart’s plans to enlarge the menu and sell food from all floors constitute an impermissible expansion of the already “nonconforming” store.

At the zoning board’s Feb. 23 hearing, association leader Barbara Kahlow said the group feared the expanded store would bring more traffic, noise and parking woes to an already congested block shared by students and some elderly apartment dwellers.

But on the technical zoning issues, the board immediately rejected one of the association’s major points. Board member Meridith Moldenhauer cited a previous ruling that selling packaged, prepared food is part of the normal business of a grocery store. So discussion of the food options would not be admissible, she said.

Kahlow protested, noting that FoBoGro’s menu includes sandwiches and other items prepared on the premises and that its equipment includes a panini press. “Are there any foods that are a no-no?” Kahlow asked.

Types of food aren’t relevant, board chair Marc Loud repeated.

See **Grocery**/Page 33

## Kalorama resident launches ‘redesign’ business

Julie Anderson’s résumé includes an MBA from the University of Chicago, a master’s degree in public policy from Duke, several years as an executive at IBM and a stint in the Obama administration.

Now, for \$115, she’ll redesign the living space of your one-bedroom condo.

A few weeks ago, the 34-year-old Kalorama resident celebrated a new stage in her career by launching her own company, Anderson ReDesign. In the new venture, Anderson works with homeowners to smooth out interior spaces, using only what they already have.

“Interior design has always been a love and a hobby, since high school,” she explained. “I’ve always done it for family and friends.”

Having just completed a redesign of sorts of management practices at the U.S. Department of Veteran Affairs, Anderson felt it was a good time to set her policy background aside to pursue her other love.

“For the past 12 years, I’ve been following this very linear career path,” she said. Now she feels she has the “luxury” to try something else.

The “something else” works like this: For a flat fee — ranging from \$115 for a one-bedroom to \$150 for the living area of a single-family home — Anderson will go to your home and help spruce up your space.

“My intuition going into this

### ON THE STREET

BETH COPE

was confirmed by market research,” she said, explaining that the recession has impacted people’s home spending habits, preventing them from buying a new house, furniture or custom design services.

“At the same time, we all still watch HGTV and we all want stylish homes. ... Most of the time [people] really like what they own, but aren’t able to pull it together for that final finished look.”

Her visits, which typically last one-and-a-half to three hours, start with considering the space’s use and users. Then Anderson starts brainstorming, combining the owner’s tastes with “standard design principles” to improve the look and layout.

So far, her three-week-old business has completed two projects: the first floor of a Capitol Hill row house, where rearranging the furniture made a tight space feel airy, and a one-bedroom condo in Dupont Circle, where she decluttered stacks of books and opened up space in the bedroom.

As she works, Anderson explains her methods, so customers can learn design concepts them-

selves. She also disseminates information through her Facebook and Twitter pages, where daily tips alternate between design ideas and retail sale information.

In terms of shopping, Anderson loves the Kellogg Collection and U Street vintage store Goodwood. She also has success buying antiques on eBay, and she hunts for

inspiration in the pages of House Beautiful. Her opinions aside, Anderson said she’s happy to work with all sorts of styles. “It’s really what the client wants,” she said.

And if the client wants more than just rearranged furniture, Anderson also offers \$75 color consultations and hourly rates for further services.

She can refer customers to a contractor, a real estate agent and upholstery and furniture-restoration experts. And her kit of homeowner information includes ways to sell or donate furniture customers don’t want.

While her career change may seem a major lifestyle shift, Anderson said she’s still quite busy with her business, a design class at the Corcoran College of Art + Design and a couple of side projects. And she doesn’t have plans to relax soon: She’s available to clients seven days a week. For details, visit [andersonredesign.com](http://andersonredesign.com).



Bill Petros/The Current

**Julie Anderson has left policy for patterns.**

## it ideal tile of DC

Fine European Ceramic Tile, Marbles & Granite

We have an excellent selection to meet all of your needs right here in the District! Visit our showroom just 5 minutes from Georgetown.

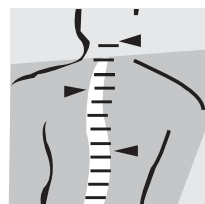
Complete Kitchen & Bath Remodeling



(202) 333-2363 • 4824 MacArthur Blvd. NW • Washington DC

## Mirando Chiropractic Center

Serving our community since 1984



Treating all ages for back & neck pain, sciatica, headaches, TMJ and carpal tunnel; the natural way—without drugs.

Massage therapist on staff

“It’s easier to stay well than to get well”

202.244.4444  
[mirandochiropractic@verizon.net](mailto:mirandochiropractic@verizon.net)

[www.mirandochiropractic.com](http://www.mirandochiropractic.com)

Mirando Chiropractic Center • 4530 Connecticut Ave., NW, Suite 101 • Washington, DC 20008  
(Corner of Connecticut Ave & Appleton Sts NW)

## HunterDouglas



Call Now  
for FREE  
in-home  
consultation!

Country Woods®  
Wood Blinds

WINDOW WEARS

202.265.1009  
Custom window shutters,  
blinds and shades.