


Capitol Hill / Southeast

March 12, 2020

921 Pennsylvania Avenue SE
Washington, DC 20003-2141
6B@anc.dc.gov

Mr. Frederick Hill,
Chairperson Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street NW, Suite 200/210-S
Washington, DC 20001

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Brian Ready

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SMD 06 Corey Holman

SMD 07 Kelly Waud

SMD 08 Chander Jayaraman

SMD 09 Kasie Clark

SMD 10 Denise Krepp

VIA: Interactive Zoning Information System - IZIS

RE: BZA #18701-D: 1247 E St SE: Time extension request to extend permitting an additional 2 years on variance from the use provisions to operate a coffee shop/café in the first floor space within an existing apartment house under subsection 330.5, in the R-4 District at premises 1247 E Street, S.E. (Square 1019, Lot 43).

Dear Chairman Hill:

At a regularly scheduled, properly noticed, meeting on March 10, 2020, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 10-0-0 in support of the above-referenced request.

ANC 6B believes that large development projects on the 1200 block of Pennsylvania Ave SE and 1300 block of E Street SE have created an inability to lease the subject property. Two PUDs (1309 E Street SE, 1339 E Street SE) and three large by-right projects (415 14th St SE/Safeway, 1324 E Street SE, 1220 Pennsylvania Ave SE) have beset the surrounding blocks with years of construction. ANC 6B believes the likely influx of over a thousand residents in the next couple of years on the surrounding blocks give this property the solid foundation to finally lease and build out a retail space that will serve the community in the next two years.

Please find enclosed a completed copy of Form 129.

Corey Holman, SMD Commissioner for this property, and Chair of ANC 6B's Planning and Zoning Committee, is authorized to represent ANC 6B in front of the Board on this matter.

Please contact Commissioner Corey Holman, ANC 6B's Planning and Zoning (P&Z) Committee Chair, at 301-664-4132 or 6b06@anc.dc.gov if you have questions or need further information.

Sincerely,



Brian Ready
Chair, ANC 6B

cc via e-mail:

Owner/Applicant: 1247 ESE, LLC/Martin Sullivan
P&Z Committee Chair: Corey Holman
SMD Commissioner: Corey Holman



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

ANC MEETING INFORMATION


Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
Description of how notice was given:														
Number of members that constitutes a quorum:		Number of members present at the meeting:												

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

AUTHORIZATION

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.**

INSTRUCTIONS

Pursuant to 11 DCMR §§ 3012.6 and 3115.2, the Zoning Commission and Board of Zoning Adjustment shall give “*great weight*” to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. Submission deadlines are as follows:

For Zoning Commission:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a contested case under § 3022.
- b. ANCs may file this form as long as the case record is open, if they wish to participate in a rulemaking case under § 3021.

For Board of Zoning Adjustment:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.