



Advisory Neighborhood Commission 4B

6856 Eastern Avenue, NW - Suite 314

Washington, DC 20012

202-291-6282 (Office)

Ron Austin, ANC 4B06, Chairperson; Douglass Sloan, ANC 4B09, Vice Chairperson;

Judi Jones, ANC 4B07, Secretary Barbara Rogers, ANC 4B08, Treasurer;

Andre Carley, ANC 4B01; Frank Jones III, ANC 4B02; Scot Knickerbocker, ANC 4B03;

Brenda Parks, ANC 4B04; Brenda Speaks, ANC 4B05

February 5, 2016

Hon. Lloyd Jordan, Chairman
D.C. Board of Zoning Adjustment
Office of Zoning
441 4th Street N.W.
Washington, D.C. 20001

RE: BZA 19600B, 300-320 Riggs Road N.E.

Dear Chairman Jordan and Members of the Board:

At its regularly scheduled meeting on February 4, 2016 (notice of which was properly given, and at which a quorum of seven of nine members was present) ANC 4B voted (7 yes, 0 no) to adopt the attached resolution supporting an application for a special exception from the zoning regulations at 300-320 Riggs Road N.E.

The Commission submits this resolution under the provisions of DC Code 1-309.10(a) through 1-309.10(h)(1), which require, among other things, that Advisory Neighborhood Commission recommendations be given "great weight" by DC government agencies, that DC government agencies "articulate with particularity and precision the reasons why the Commission does or does not offer persuasive advice under the circumstances. In doing so, the government entity must articulate specific findings and conclusions with respect to each issue and concern raised by the Commission."

Sincerely,


Ronald Austin, ANC 4B06
Chairperson

cc: Commissioners, ANC 4B
Hon. Brandon Todd, Councilmember, Ward 4
Mr. Gottlieb Simon, Executive Director, Office of Advisory Neighborhood
Commissions
Mr. John Clarkson, JBG

Board of Zoning Adjustment
District of Columbia
CASE NO.17600B
EXHIBIT NO.30



Advisory Neighborhood Commission 4B
Government of the District of Columbia
6856 Eastern Avenue, NW - Suite 314
Washington, DC 20012

RESOLUTION #4B-16-0104

**Recommendations Regarding an Application to the Board of
Zoning Adjustment for Special Exception
Proposed for Adoption February 4, 2016**

Advisory Neighborhood Commission 4B (the Commission) takes note of the following:

- Fort Totten North, L.L.C. (the Applicant) has filed for a special exception to operate three fast food restaurants at Fort Totten Square, located at 300-320 Riggs Road NE (Square 3748, Lot 52).
- The subject property sits within the Single Member District of ANC 4B-09. Please note that one restaurant listed in the application, Subway, is already in operation. In addition, we have been informed that one other restaurant listed in the application, 350 Degrees, does not intend to sign a lease.
- The BZA must consider the following questions:
 1. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map?
 2. Would the proposal tend to affect adversely, the use of neighboring property? (11 DCMR§3104.1)
- The Applicant also must show that it satisfies all of the requirements of Section 733 of the Zoning Regulations related to fast food restaurants in the C2A zone district. (11 DCMR §733)
- The Board of Zoning Adjustment should consider the Riggs Road and South Dakota Avenue Small Area Plan (SAP) approved by the Council of the District of Columbia on March 3, 2009. The SAP is intended to "improve economic vitality and the overall image of the neighborhood as an attractive destination for residents, business owners, and visitors by restoring it as an active neighborhood center." One of the means to achieve this vision is by

"establishing a dynamic neighborhood center at the Riggs Road and South Dakota Avenue intersection that enhances community and reactivates the street." The implementation guidelines call for ground floor retail that encourages pedestrian activity, such as restaurants, cafes, coffee shops, flower shops, etc.

RESOLVED:

That Advisory Neighborhood Commission 4B does not object to the relief sought, but recommends that the applicant be asked to agree to the following conditions:

- 1) The Applicant agrees to sponsor a neighborhood retail and amenities needs survey in the following manner: (a) the creation and maintenance of an online survey account, within six weeks of the submission of this resolution to BZA; and (b) the subsequent printing and distribution of the survey and any notifications about the survey and to submit said materials to ANC 4B.
- 2) The Applicant and its brokers agree to engage in regular and meaningful collaboration with community stakeholders about general retail strategy to ensure that the Small Area Plan is effectively implemented.
- 3) The Applicant makes its best effort to secure a quality sit-down restaurant tenant as envisioned by the residents in the Lamond Riggs community.

FURTHER RESOLVED, that the Commission designates Commissioners Douglass Sloan, ANC 4B09 and Barbara Rogers ANC 4B08 to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED, that, in the event that either or both designated representative Commissioners cannot carry out their representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matter relating to this resolution.

FURTHER RESOLVED, that consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of seven of nine members was present) on February 4, 2016, by a vote of 7 yes, 0 no.