



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 2C

ANC 2C01: Alexander M. Padro, *Chair*
ANC 2C02: Kevin L. Chapple, *Vice Chair, Treasurer*
ANC 2C03: Doris L. Brooks
ANC 2C04: Rachelle P. Nigro, *Secretary*
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July 13, 2012

LLOYD JORDAN
CHAIRPERSON
BOARD OF ZONING ADJUSTMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 210S
WASHINGTON DC 20001

Dear Chairperson Jordan:

Regarding BZA Application No. 18380, Application of Jemal's Wonder, LLC, 641 S Street, NW (Square 441, Lot 848):

Advisory Neighborhood Commission 2C conducted a public meeting on Wednesday, June 6, 2012 at the Watha T. Daniel/Shaw Neighborhood Library, 1630 7th Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (three out of four Commissioners required to be in attendance to achieve a quorum), ANC 2C voted (3 in favor, 0 opposed, and no abstentions), to support the zoning relief requested by the applicant and to communicate said recommendation in writing to the Board of Zoning Adjustment.

In considering this case, and as a result of questioning of the applicant's representatives present at the meeting, the Commission determined the following:

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18380
EXHIBIT NO. 30

Board of Zoning Adjustment
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- 1) Because of historic preservation and other site constraints, the redevelopment of this long-vacant commercial structure into office and retail space according to the owner's plans requires an area variance and special exceptions pursuant to 11 DCMR §§ 3104.1 and 3103.2, including a rear yard variance under Section 774.1 (existing building is nonconforming, with no rear yard; rear of building will be demolished and a 5 foot rear yard will be constructed, instead of the required 15 foot rear yard); a parking variance under Section 2101.1 (27 parking spaces to be provided below grade, instead of the required 42); and a special exception for roof structures under Section 770.6 (project has multiple roof structures of unequal height and set back to emphasize historically sensitive roof treatment and minimizing amount of roof structure constructed).
- 2) The proposed alterations and additions to this landmark building in the ARTS/C-2-B District will result in positive impacts on daytime and nighttime foot traffic and elimination of the building's formerly blighted condition and associated negative impacts on adjacent residential properties and residents.
- 3) The developer, Douglas Development, has agreed to make a number of concessions for the benefit of the owner/residents of rowhouses on the east side of Wiltberger Street, NW, to the east side of the subject building, and the community at large. These include:
 - a) There will be no entrances to retail spaces directly across from the Wiltberger Street residences.
 - b) The only retail entrances on the Wiltberger Street side of the Wonder Bread Factory will be to the north of the alley at the north side of the residential row at the east side of the street. These retail entrances would face the current vending cart warehouse on the east side of the street.
 - c) The retail entrances will each have vestibules in order to reduce the likelihood of sounds from inside these businesses being audible inside the Wiltberger Street residences. The use of these double doors is very common and highly effective at reducing noise on the street.
 - d) Appropriate downlighting will be installed above the entrances to these businesses to help make the block safer at night.
 - e) Douglas Development will consult with Wiltberger Street residents regarding downlighting on the facade of the Wonder Bread Factory directly across from their homes to ensure that light does not shine into these rowhouses' windows at night.
 - f) Douglas Development will pay to install double pane windows on the front facades of the Wiltberger rowhouses, further reducing the transmission of sound from the street to those homes.
 - g) All service vehicles (deliveries, trash removal, etc.) will be accomplished from the alley between the Wonder Bread Factory and Progression Place, to the west of Wonder Bread. There will be no vehicular entrances to the building from Wiltberger Street.
 - h) Douglas Development will provide 27 parking spaces for the building on a single level below grade. Said parking will be accessible only from the alley between Wonder Bread and Progression Place.

i) Douglas Development has agreed to place a dumpster on the loading dock accessible from the alley between the Wonder Bread Factory and Progression Place for Wiltberger residents to bring bagged trash for disposal, eliminating the need to have trash cans on the sidewalk in front of those homes. Douglas Development will pay for trash removal from the dumpster, since the Department of Public Works will not pick up trash from a commercial building.

j) Douglas Development will coordinate the installation of trees, planting strips, treeboxes, tree guards, and plantings with the District Department of Transportation and the developers of the adjacent Progression Place complex to ensure a consistent treatment of the public space on the 600 block of S Street, NW.

- 4) The building at 641 S Street, NW is located in Ward 1. Advisory Neighborhood Commission 2C (ANC 2C) has jurisdiction over the south side of the 600 block of S Street, NW, the portion of the north side of the 600 block of S Street that lies between 6th Street and Wiltberger Street, NW, and the east side of the 1800 block of Wiltberger Street, NW, all of which are in Ward 6, as of January 1, 2012. As a result, ANC 2C is an affected commission in this matter, whose recommendations must be afforded Great Weight under the ANC statute. On January 1, 2013, jurisdiction over the blocks in question that are currently in ANC 2C will be transferred to ANC 6E.
- 5) No objections to the granting of the proposed zoning relief were raised at the Commission's meeting.

For the reasons listed above, Advisory Neighborhood Commission 2C recommends that the District of Columbia Board of Zoning Adjustment accord ANC 2C's recommendation the Great Weight provided for in the ANC statute and approve this application.

Sincerely,



Alexander M. Padro
Chair
ANC 2C