

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Advisory Neighborhood Commission 2E

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Representing the communities of Burleith, Georgetown and Hillandale
3265 S Street, NW • Washington, DC 20007
(202) 724-7098 • anc2e@dc.gov

September 11, 2012

Meridith Moldenhauer, Chairperson, and Members of the Board
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001

RECEIVED
U.C. OFFICE OF ZONING
2012 SEP 11 PM 3:38

Re: 2805 M Street, NW, BZA Application No. 18402, ShopHouse

Dear Chairperson Moldenhauer and members of the Board:

Advisory Neighborhood Commission 2E, at a public meeting held on September 4, 2012, duly noticed, and at which six of seven commissioners were present constituting a quorum, unanimously adopted the following resolution:

ANC 2E has no objection to the application of ShopHouse at 2805 M Street, NW for variance relief from existing floor area ratio and rear yard requirements to allow a one-story addition at the ground floor. Granting the variances sought would allow the applicant to improve and upgrade the kitchen equipment, fire safety and food handling and storage to meet current standards within the constraints of the narrow property with modern kitchen facilities, food storage and walk-in coolers. Furthermore, the proposed FAR for the building will be consistent with commercial establishments in this block of M Street, and the reduced depth sought for rear yard relief should have the anticipated effect of improving conditions at the rear of the building in terms of health and safety concerns.

In addition, ANC 2E has no objection to the application of ShopHouse for a special exception to operate as a fast food enterprise at 2805 M Street, NW, provided that such establishment at that location operates with a customized order and service format using fresh, varied ingredients and all food is prepared according to each individual order. Such establishment will not operate a deep fryer, which would otherwise result in undesirable cooking oil waste. In providing fresh ingredients, the establishment will provide adequate refrigeration for food but no freezer on the premises. To the maximum extent possible, ShopHouse will operate on the principle of providing foods for consumption on the premises, with take-out orders subordinate. ANC 2E is confident that ShopHouse in its operation will not create any objectionable conditions to neighboring properties and will bring desirable improvements to the property.

COMMISSIONERS:

BOARD OF ZONING ADJUSTMENT
District of Columbia
Solomon, District 1 Ron Lewis, District 2 Jeff Jones, District 3 Jake Sticka, District 4
Bill Starrels, District 5 Tom Birch, District 6 Charles Eason, District 7

CASE NO. 18402

EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 18402
EXHIBIT NO. 29

ANC 2E Commissioners Solomon, Lewis, Jones, Sticka, Starrels, and Birch, or any one or more of them, are authorized to act for ANC 2E in this matter and any matters which may come before the Board relating thereto.

We appreciate the opportunity to bring this resolution to the attention of BZA and we trust that it will be given the "great weight" to which it is entitled under District of Columbia law.

Sincerely,

A handwritten signature in black ink that reads "Ron Lewis". The signature is written in a cursive, flowing style.

Ron Lewis
Chair, ANC 2E