



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 6E

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PO Box 26182, Ledroit Park Station
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18743
EXHIBIT NO. 30

April 8, 2014

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 No. 18743 Application of Maggot Funk, LLC, (621 P Street, NW, Square 445, Lot 158):

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, April 2, 2014 at the Northwest One Library, 155 L Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed on the agenda, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted unanimously 5 in favor, 0 opposed, and no abstentions), to support the zoning relief requested by Maggot Funk, LLC, 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:

- 1) The site in question, 621 P Street, NW (Square 445, Lot 158), is located in Single Member District 6E02.
- 2) The site is zoned R-4.

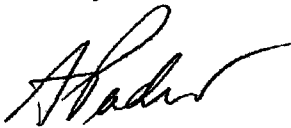
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- 3) The Applicant desires to convert a nonconforming use to a café/restaurant on the first floor and cellar.
- 4) In order to allow the requested use, under 11 DCMR §3104.1, a Special Exception is required under §2003.1 (changing nonconforming uses within structures)
- 5) The first floor and cellar of the building on the property have previously been used as a grocery/convenience store and office space. A residential unit occupies the second floor, and would continue to do so under the proposed use.
- 6) The community supports changing the past nonconforming use of the first floor and cellar to a café/restaurant. Annual surveys of new business development preferences in central Shaw conducted by Shaw Main Streets have repeatedly demonstrated that restaurants are the business type most desired by neighborhood residents and stakeholders.
- 7) The Commission does not believe any negative impacts will be generated by the granting of this Special Exception.
- 8) The Commission supports the granting of the zoning relief requested by the Applicant so that the property can be used in the manner proposed.
- 9) 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 6E recommends that the District of Columbia Board of Zoning Adjustment accord ANC 6E's recommendation the Great Weight provided for in the ANC statute and approve the application in question.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Padro', with a stylized flourish extending to the right.

Alexander M. Padro
Chair
ANC 6E

Moy, Clifford (DCOZ)

From: Alexander Padro <padroanc@gmail.com>
Sent: Monday, April 28, 2014 12:45 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA 18743 Application of Maggot Funk, LLC
Attachments: Jordan Letter 040814 621 P Street NW on ANC 6E Letterhead.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached please find ANC 6E's correspondence on this case.

Please let me know if you have any questions.

Alex

Alexander M. Padro
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Commissioner, ANC 6E01
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