



ADVISORY NEIGHBORHOOD COMMISSION 4C

www.anc4c.org

Phone: 202-723-6670

Email: 4C@anc.dc.gov

Vann-Di M. Galloway

Chairman

Vann-Di.Galloway@anc.dc.gov

202-545-8155

SMD 4C06

Zachary Teutsch

Vice Chairman

4C05@anc.dc.gov

202-599-0915

SMD 4C05

Michael Halpern

Treasurer

4C04@anc.dc.gov

202-378-8618

SMD 4C04

Joseph Martin

Secretary

4C09@anc.dc.gov

202-309-1817

SMD 4C09

John-Paul C. Hayworth

Parliamentarian

4C07@anc.dc.gov

202-277-2822

SMD 4C07

Taalib-Din Uqdah

4C01@anc.dc.gov

202-421-8945

SMD 4C01

Maria Barry

4C02@anc.dc.gov

Cell: 202-258-5031

SMD 4C02

Elisa Irwin

4C03@anc.dc.gov

202-930-5137

SMD 4C03

Timothy A. Jones

4C08@anc.dc.gov

202-722-0701

SMD 4C08

Vacant As of 1/13/16

SMD 4C10

April 19, 2016

DC Office of Zoning
Board of Zoning Adjustment
441 4th Street NW
Washington DC 20001

Re: BZA Case No. 19237, 3700 14TH ST NW

To the Board:

Although I made every effort to make myself available, due to the timing of the different agenda items at today's hearing, I am unable to appear before the Board of Zoning Adjustment to discuss this issue. I am authorized to represent ANC 4C on this matter, and hope that you will take these written comments into concern when making your decision and issuing a Board order. Commissioner Taalib-Din Uqdah is also representing himself as an individual commissioner.

ANC 4C's support for this project is contingent upon concessions made by the applicant in the course of meeting with community members. Neighbors and commissioners were concerned with a long history of trouble at the establishment, requiring repeated visits from the Metropolitan Police Department when the Carolina restaurant was in operation.

Further, neighbors and commissioners were concerned about continued failure by this owner and previous owners to keep the property safe and secure and free of trash and snow, leading to repeated calls to the city and involvement of DCRA. These latter concerns manifested themselves under previous ownership but also under the current owner up through early March of 2016. He stated at our meeting that he was unaware of some of these requirements, including those for snow removal.

In addition, our community meeting was held under the assumption that while zoning relief was being sought for parking requirements, that there would be two non-standard parking spots made available at the site. Unfortunately, the renderings that were provided to the community extended through the build restriction line. While this mixup wasn't enough for us to go back and ask for a postponement to seek more community input, it did cause us to strengthen the resolution to clarify that the applicant would be supporting the adjacent no parking area/loading zone to allow for more parking. It also caused us to ask for the previous parking area to be converted into green space. The applicant accepted these suggestions at our meeting prior to our vote to support.

I want the Board to be aware that the renderings submitted yesterday are in response to some of the concerns raised in discussion with ANC 4C, but my understanding is that

changes were also made to remove the previous parking that extended through the build restriction line, which was not indicated in Mr. Sullivan's cover letter.

I understand that not everything in our resolution is under the Board's purview. However, because of these concerns and others outlined in the report from ANC 4C, we would respectfully ask that the conditions outlined in our resolution, as allowed by law, be incorporated into the Board order.

Best,

Michael Halpern
ANC 4C Commissioner on behalf of ANC 4C