



## Advisory Neighborhood Commission 4B

6856 Eastern Avenue, NW - Suite 314

Washington, DC 20012

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*Andre Carley, ANC 4B01, Chair; Barbara Rogers, ANC 4B08, Vice Chair;  
Tisha Cockrell, ANC 4B09, Treasurer; Brenda Parks, ANC 4B04, Secretary;  
Tanya Topolewski, ANC 4B02; Scot Knickerbocker, ANC 4B03; Yolanda Hughes, ANC 4B05;  
Natalee S. Snider, ANC 4B06; Judi Jones, ANC 4B07;*

January 24, 2017

Hon. Marnique Y. Heath, AIA, Chairman  
D.C. Board of Zoning Adjustment  
Office of Zoning  
441 4<sup>th</sup> Street N.W.  
Washington, D.C. 20001

**RE: BZA 19409, Application of Starbucks, 232 Carroll Street N.W. for a Special Exception**

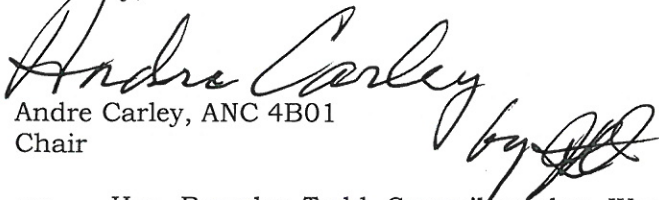
Dear Chairman Heath and Members of the Board:

At its regularly scheduled meeting on January 23, 2017 (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 making recommendations regarding an application for a special exception from the zoning regulations for the Starbucks store at 232 Carroll Street N.W.

Pursuant to applicable District laws, each Advisory Neighborhood Commission ("Commission") may advise the Council of the District of Columbia, the Mayor and each executive agency, and all independent agencies, boards and commissions of the government of the District of Columbia with respect to all proposed matters of District government policy, including, but not limited to, decisions regarding planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation which affect that Commission area [D.C. Official Code §§ 1-309.10(a)];

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,

  
Andre Carley, ANC 4B01  
Chair

cc: Hon. Brandon Todd, Councilmember, Ward 4  
Commissioners, ANC 4B  
Mr. Gottlieb Simon, Executive Director, Office of Advisory Neighborhood Commissions  
Mr. Ed Donohue, Donohue and Stearns, PLC

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19409  
EXHIBIT NO.30



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

**RESOLUTION #4B-17-0104**  
**Recommendations to the Board of Zoning Adjustment**  
**Regarding BZA 19409, Application of Starbucks, 232**  
**Carroll Avenue NW for a Special Exception from the**  
**Zoning Regulations**  
**Adopted January 23, 2017**

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

- The Starbucks Corporation (“the Applicant”) seeks a special exception before the District of Columbia Board of Zoning Adjustment (“BZA”), Case No. 19409, to increase the number of seats from 24 to 50 inside the existing prepared food shop at 232 Carroll Street, NW.
- The Applicant has submitted a seating plan showing a total of 44 seats inside the restaurant, along with seven new tables outside (accommodating 14 seats). The Applicant also told the ANC 4B Design Review Committee that the interior plan could be further amended to accommodate up to 50 inside seats.
- The plan also shows a fence and landscaped planters separating the outside tables from the parking lot and Carroll Street, NW.
- The Applicant has met with Advisory Neighborhood Commission 4B (“the Commission”) and its Design Review Committee, including a site visit.
- The Commission generally supports providing quality restaurant facilities in our community.
- The Commission is concerned about:
  - traffic congestion in the parking lot
  - allowing sufficient space for entrance and exit on both Carroll Street and Maple Street, NW
  - the narrowness of the Carroll Street public sidewalk

- the interior seating plan that includes a circular table (seating five) that may block ingress and egress
- a downspout located near the outdoor seating area that poses a hazard during inclement and freezing weather
- a raised concrete curb that separates the Carroll Street sidewalk from outdoor seating area that poses a trip hazard

**RESOLVED:**

That the Commission thanks the Applicant for its responsiveness.

**FURTHER RESOLVED:**

That the Commission asks that the BZA include the following conditions in the special exception:

- provide an intrinsic customer path to the service counter inside the store.
- designate one entrance and one exit to and from the parking lot rather than permitting both entry and exit on both Carroll and Maple;
- ensure that the plantings on the fence remain inside the property and not project onto the Carroll Street public sidewalk;
- exterior seating not to exceed 14, including handicapped seating;
- eliminate the inside circular table (seating five) now shown between the two store entrances that could interfere with foot traffic;
- reduce the maximum interior seating capacity to 35-45;
- address/eliminate the hazard posed by the downspout;
- stripe the raised concrete curb that separates the outdoor seating from Carroll Street to improve pedestrian safety.

**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 January 23, 2017, by a vote of 7 yes, 0 no.