Advisory Neighborhood Commission 4A

DISTRICT OF COLUMBIA GOVERNMENT
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January 9, 2001

FROM: **James H. Jones, Chairman**
Advisory Neighborhood Commission 4A

TO: **GOVERNMENT OF THE DISTRICT OF COLUMBIA**
Board of Zoning Adjustment

SUBJECT: ANC 4A REPORT RE: BZA APPLICATION NO. 16656

The Advisory Neighborhood Commission (ANC) 4A, voted at its meeting on January 2, 2001, to grant conditional approval of BZA Application Number: 16656. This application is from Jemal's Gateway DC, LLC/Douglas Development Corporation, requesting a special exception under Section 214 for the continuation of an existing accessory surface parking lot to serve adjacent retail establishments in the R-1-B District at premises 7820 Georgia Avenue, NW, 7830-42 Eastern Avenue, NW, and 7800 Alaska Avenue, NW (Square 2960, Lot 17).

ANC 4A's approval for this application is contingent upon the BZA securing an agreement from the applicant to meet each of the following conditions:

1. **That the dumpsters are emptied on a regular basis or as needed to prevent them from constantly overflowing and possibly causing a health problem.**
2. **That the dumpsters be cleaned periodically to prevent odors from spoiled or spoiling food. These odors can become extremely obnoxious to the adjoining residents.**
3. **That the tops or lids on the dumpsters remain closed at all times to curtail rodents or other animal usage.**
4. **That the area surrounding the dumpsters be cleaned and/or swept daily or as needed to prevent refuse from being scattered in the parking lot or to adjacent properties.**

BZA
Case No. 16656
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16656
EXHIBIT NO.27

The aforementioned conditions are being requested due to the number of complaints from the residents whose properties are adjacent to the parking lot, across the alley. Among the complaints we have received are:

1. **Overflowing dumpsters**
2. **Unpleasant odors (especially during warm weather)**
3. **Debris around the dumpsters (some blowing to yards on windy days)**
4. **Recent sightings of rodents**
5. **Potential health hazards**
6. **Unkempt appearance of the immediate area**

If the applicant agrees to meet these conditions, then ANC 4A approves the application. However, if the applicant refuses to meet these conditions, then ANC 4A withholds its approval and recommends that BZA provide a similar ruling.

ANC 4A believes that these conditions can have a positive impact on the character of the community and will assist in the revitalization and economic development of the Georgia Avenue corridor. The parking serves the patrons of the businesses and a neighborhood church across the street and is appreciated in that it does mitigate the parking congestion in the area. However, maintenance of the parking lot is paramount. Working together, the community and the applicant can have a parking program that is beneficial to both the businesses and the residents.

THE SIGNATURE OF THE CHAIRPERSON OF THE ANC 4A:

James H. Jones

cc: Jemal Gateway