Advisory Neighborhood Commission

CAPITOL HILL — NEAR SOUTHEAST 921 PENNSYLVANIA AVENUE, S.E. — SUITE 108

6B

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April 17, 2001

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EXECUTIVE DIRECTOR

Gottlieb Simon

Board of Zoning Adjustment
441 4th Street NW
Washington, DC 20004

Re: BZA Case #16689
1398 K Street SE

Dear Board Members:

The applicant in this case, Juanita Berry, is seeking to return the former Sky Market at 1398 K Street SE to commercial use, a beauty salon and a grocery/convenience store. Because of the interest and concern of some of the neighbors, the Commission returned to this case to its Planning and Zoning Commission for additional consideration after its first review. The ANC thus considered this case at two separate full ANC meetings and two committee meetings.

In the end, the ANC voted to support both uses, however, with a condition on the convenience store. The following factors weighted in the ANC's decision: The property had been used as convenience store until relatively recently; the applicant has agreed to not seek a liquor license; she lives above the store; there is near universal support for the beauty salon; the grocery store is intended to cater to the needs of senior citizens, not teenagers, and will emphasize milk and fresh vegetables rather than chips and sodas. Finally, the applicant has agreed to join the ANC in petitioning the PSC to remove the adjacent outdoor payphones.

Based on this information the ANC recommends that the BZA approve the application, however he ANC further recommends that the BZA should condition the grocery use on the removal of the pay phones. The ANC adopted this recommendation at its properly noticed meeting of April 10, 2001 by a vote of 10-0. (A quourum on our 13-member ANC is seven Commissioners.)

ANC 6B Commissioners Ann Black and Kalimah Abdul-Sabur and Executive Director Gottlieb Simon are authorized to represent the ANC in this matter.

Very truly yours,

Kenan P. Jarboe
Chairperson

BZA
Case No. 16689
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.16689
EXHIBIT NO.30