



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	19200	Case Name:	Jemal's Pappas Tomato's L.L.C.
Address or Square/Lot(s) of Property:	1401 Okie Street, NE		
Relief Requested:	Application of Jemal's Pappas Tomato's L.L.C., pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a variance from the off-street parking requirements under § 2101.1, and a special exception from the roof structure requirements under §§ 411.3 and 845.1, to all		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	2	/	0	1	/	1	6	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	Regularly-scheduled meetings are noticed by announcement on electronic mailing list (1-309.11(c)(3)) and the anc.dc.gov web site (1-309.11(c)(4)). Both of these methods were used for this meeting.												
Number of members that constitutes a quorum:	4				Number of members present at the meeting:	7							

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

No significant concerns raised; see attached letter of support.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC 5D recommends approval of this request.

AUTHORIZATION

ANC	5	D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	7-0-0
Name of the person authorized by the ANC to present the report:			Peta-Gay Lewis, SMD 5D01	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Adam Roberts, Chairperson	
Signature of Chairperson/ Vice-Chairperson:				Date: 2-8-2016

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

Board of Zoning Adjustment
CASE NO.19200
EXHIBIT NO.26

INSTRUCTIONS

Pursuant to 11 DCMR §§ 3012.6 and 3115.2, the Zoning Commission and Board of Zoning Adjustment shall give “*great weight*” to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. Submission deadlines are as follows:

For Zoning Commission:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a contested case under § 3022.
- b. ANCs may file this form as long as the case record is open, if they wish to participate in a rulemaking case under § 3021.

For Board of Zoning Adjustment:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001

(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D



February 5, 2016

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 19200
1401 Okie Street, NE (Square 4093, Lot 832)

Dear Members of the Board:

On January 12, 2016, at a duly noticed, regularly scheduled monthly meeting of Advisory Neighborhood Commission ("ANC") 5D, with a quorum met by 7 of 7 commissioners and the public present, the above-mentioned matter was presented before us. The Commission voted unanimously to support this project.

The Applicant has done an excellent job of presenting its plans for the subject site and responding to our questions and concerns. The adaptive reuse and renovation of the warehouse building will positively transform the Ivy City community by incorporating significant new retail space on an underutilized site. We commend the Applicant for the excellent architectural design and its commitment to improving the surrounding neighborhood.

Specifically, ANC 5D supports the Applicant's request for a variance from the off-street parking requirements of 11 DCMR § 2101.1, and a special exception from the roof structure requirements of 11 DCMR § 411. The applicant has indicated they will satisfy the off-street parking requirement for approximately 300 spaces using surplus spaces in an adjacent parking garage, to which ANC 5D had no objection. Further, we find that granting the requested zoning relief will not result in any negative impacts to neighboring properties or to the surrounding community.

We therefore enthusiastically request that the Board approve this application so that the Applicant can move forward as quickly as possible. Thank you for giving great weight to ANC 5D's recommendation.

Sincerely,

Peta-Gay Lewis, Commissioner SMD 5D01