



**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 Subtitle Z § 406.2 and Subtitle Y § 406.2 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.:	20014	Case Name:	Addisleigh Park Washington Properties LLC
Address or Square/Lot(s) of Property:	1803 Rhode Island Ave NE Sq 4209 Lot 5		
Relief Requested:	Special Exception/VARIANCE		

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	04 / 15 / 19	Was proper notice given?:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Description of how notice was given:	Notice via email; Public Posting; & Website			
Number of members that constitutes a quorum:	4	Number of members present at the meeting:	5	

**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):

there were no substantial changes since the 2018 presentation or the 2019 presentations in April 2019 before the SMD/and full ANC; the matter of parking; trash removal; noise abatement were sufficiently discussed: the applicant did provide a 3D perspective rendering showing relative relationships to nearby residences and library:

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):

the full commission voted to reaffirm an earlier Commission Vote of support; to incorporate the resolution of support of ANC 5007 as its reasons of support for said project: (see attached)

**AUTHORIZATION**

ANC	5C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5-0-0
Name of the person authorized by the ANC to present the report:	Jeremiah Montague Jr, ANC 5007		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Jacqueline Manning or Jai Brevard.		
Signature of Chairperson/ Vice-Chairperson:		Date:	04/17/2019

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.



Advisory Neighborhood Commission 5C

P.O. Box 92352

Washington, DC 20090

### Notice of Support

In the matter of BZA application 20014, Addisleigh Part Washington Properties LLC, seeking a special exception and variance for its project at 1803 Rhode Island Avenue NE, 20018, the Commission ANC-5C conducted before a properly noticed public meeting of the full commission, and with a quorum, did the following;

On Wednesday, April 15, 2019, at said meeting, the full commission assembled, did vote without abstention or abjection; to reaffirm a vote taken to support the project at an earlier (2018) commission meeting. Further, within its vote acted to incorporate the letter of support resolution from SMD-5C07 as the Commissions statement and reasons for supporting the proposed project by the applicant.

Advisory Neighborhood Commission 5C

April 15, 2019



**Advisory Neighborhood Commission**

**Single Member District 5C07**

**April 12, 2019**

**Advisory Neighborhood Commission 5C**

**P.O. Box 92352**

**Washington, DC 20090**

**Re: BZA Application 20014, Addisleigh Park Washington Properties LLC, property address 1803 Rhode Island Avenue NE**

**On April 10, 2019, at a regularly scheduled, duly noticed meeting of Single Member District ANC 5C07, and with the public present, the above-mentioned application came before us. After a presentation by the applicant, and a subsequent question and answer session, the assembled voted without opposition or abstention, to support the following applicant's project, as presented.**

**The applicant seeks;**

**Application of Addisleigh Park Washington Properties LLC, pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under Subtitle U § 513.1(n) from the prepared food shop requirements of Subtitle U § 512.1(d)(3); under Subtitle C § 1500.3 from the penthouse regulations of Subtitle C § 1500; under C § 703.2 from the minimum parking requirements of Subtitle C § 701.5; and under Subtitle G § 1201 from the rear yard requirements Subtitle G § 405.2, and pursuant to Subtitle X, Chapter 10, for area variances from the loading requirements of Subtitle C § 901; and under Subtitle G § 101.5 from the floor area ratio requirements of Subtitle G § 402.1, to construct a new two-story commercial building with a cellar level and penthouse habitable space at premises in the MU-4 Zone at premises 1803 Rhode Island Avenue, N.E. (Square 4209, Lot 5).**

**Thus,**

**WHEREAS, many of the residents of ANC 5C07 continually express a strong desire for having expanded dining, coffee house, and local grocer/fresh market alternatives; and**

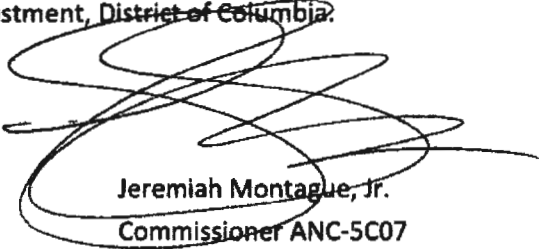
**WHEREAS, the nearby, within 200 feet of the proposed project voice support for the applicant's project; and**

**WHEREAS, the proposed project location will significantly upgrade by replacement the existing establishment; having the applicant offering to provide healthy eating opportunities, a sit-down restaurant, coffee shop, and grocer serving existing customers, and much anticipated new arrivals; After discussion, the assembled solicited and the applicant offered consideration of having a grab-and-go, incorporated as a service as well; and**

**WHEREAS, the applicant, has sufficiently demonstrated actions to mitigate concerns regarding issues of parking, trash removal, pest abatement, as well as, addressing its design noise abatement on the planned upper terrace in its proposal; and**

**WHEREAS, expanding such commercial opportunities is a top priority for our neighborhood, and the applicant demonstrates efficient ways to do that;**

Therefore, BE IT RESOLVED that Advisory Neighborhood Commission, Single Member District 5C07 urges a favorable vote in support of the applicant from the full commission, ANC 5C toward this application as scheduled for hearing before the Board of Zoning Adjustment, District of Columbia.



Jeremiah Montague, Jr.  
Commissioner ANC-5C07  
2914 25<sup>th</sup> Street NE  
Washington, DC 20018-2510