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July 1, 2020

VIA IZIS

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

**Re: BZA Case No. 20259
Supplemental Prehearing Submission - ANC Support Update
3501-3527 Connecticut Avenue, NW (Square 2222, Lot 15)**

Dear Members of the Board:

On behalf of the Applicant in the above-referenced case, we submit the following additional information in support of its application for special exception relief to permit a financial service use in the ground floor of the existing building located at 3501-3527 Connecticut Avenue, NW (Square 2222, Lot 15) (the "Application").

The Applicant submitted its prehearing submission on April 1, 2020 (Exhibits 29-30), which was 21 days prior to the originally-scheduled public hearing date of April 22, 2020. Due to the District's State of Emergency, the public hearing was postponed to July 22, 2020. While there have been no changes to the Application since the prehearing submission was filed, the Applicant is submitting this supplemental submission to provide an update on the subsequent support from Advisory Neighborhood Commission ("ANC 3C").

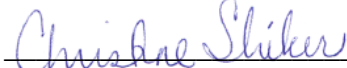
On March 2, 2020, the Applicant presented the Application to the ANC 3C Planning and Zoning Committee and responded to questions and comments from the ANC commissioners. On May 18, 2020, ANC 3C held a virtual public meeting at which a quorum of commissioners were present and which was made available to the public. At that meeting, the ANC voted to approve its consent calendar, which included the Application. *See* ANC 3C May 18, 2020 public meeting minutes, p. 2 ([Exhibit A](#)). The ANC has informed the Applicant that it will submit a letter stating its support for the Application.


Board of Zoning Adjustment
District of Columbia
CASE NO.20259
EXHIBIT NO.35

We look forward to the Board's continued consideration of this Application on July 22, 2020. Should you have any questions, please do not hesitate to have staff contact us.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Christine M. Shiker

By: 
Jessica R. Bloomfield

Enclosure

cc: Certificate of Service
Karen Thomas, D.C. Office of Planning (w/enclosure via email)
Anna Chamberlin, DDOT (w/enclosure via email)
Ted Van Houten, DDOT (w/enclosure via email)

CERTIFICATE OF SERVICE

I hereby certify that on July 1, 2020, a copy of the foregoing letter was served by electronic mail on the following at the addresses stated below.

Mr. Joel Lawson
District of Columbia Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024
joel.lawson@dc.gov

VIA EMAIL

Advisory Neighborhood Commission 3C
P.O. Box 4966
Washington, DC 20008
3C@anc.dc.gov

VIA EMAIL

Commissioner Nancy MacWood
ANC 3C Chair
3417 Woodley Road, NW
Washington, DC 20016
3c09@anc.dc.gov

VIA EMAIL

Commissioner Robert “Beau” Finley
2801 Quebec Street NW, #632
Washington, DC 20008
3c04@anc.dc.gov

VIA EMAIL


Jessica R. Bloomfield

EXHIBIT A



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
McLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners

01-Lee Brian Reba * 02-Jason Fink * 03-Jimmy Dubois
04-Beau Finley * 05-Vacant * 06-Angela Bradbery
07- Maureen Boucher Kinlan* 08-Vicki Gersten*09-Nancy MacWood

P.O. Box 4966
Washington, DC 20008
Website <http://www.anc3c.org>
Email all@anc3c.org

Minutes
Advisory Neighborhood Commission 3C
May 18, 2020 Public Meeting
Zoom Meeting Online
6:00 PM

Establishment of Quorum:

The Chair, Commissioner MacWood, called the meeting to order at 6:02 p.m. and announced that there was a quorum. Commissioner Boucher was absent.

Verification of Notice:

The Chair confirmed that notice of the meeting had been sent to eight local community listservs and apartment listserv moderators, and posted on the ANC3C website and Twitter.

Approval of Agenda:

Commissioner MacWood moved approval of the amended agenda. The agenda was adopted by voice vote.

Announcements:

1. Commissioner MacWood said 3C05 has a vacancy. If the ANC is going to fill the vacancy before the November election, it must be filled by June 11, so ANC3C is scheduling a tentative in-person meeting on June 10 to vote. The vote will be 7-8 p.m. in person if it occurs, but will proceed only if it safe for people to meet.
2. Jamaal Jordan, Pepco manager, wants people to reduce energy use. There will be a credit to customers and stop disconnection to July 1.

Community Forum:

Tony Donaldson introduced himself as the new Ward 3 Liaison to the Mayor's Office of Community Relations. He said the stay-at-home order has been extended and the Mayor's budget has been released. A new DCPS elementary school in Ward 3, Foxhall School will be included in the Budget hearings. Contact him at tony.donaldson@dc.gov.

Consent Calendar:

Commissioner Dubois made a motion to approve the consent calendar, which included the Historic Preservation Review Board Application (HPA 20-232) regarding 3610 Quebec Street NW for a side addition; an ABRA-115103 Class C Restaurant License for Mayahuel Cocina Mexicana at 2609 24th Street NW for a substantial change of an expansion of premises to occupy 2605-2609 24th Street while retaining existing occupancy load of 120 patrons; and a Board of Zoning Application regarding 3529 Connecticut Avenue NW for Chase Bank requesting a waiver of the maximum 20% of commercial area frontage limitation on financial institutions in Cleveland Park. The motion was approved by voice vote.

Commission Business:

1. Presentation from DDOT on Cleveland Park Drainage and Streetscape Project and the Connecticut Avenue Reversible Lane Study

Donise Jackson discussed the Connecticut Avenue reversible lane study. The first phase should be done by the end of 2020. The second phase is an environmental study scheduled to be conducted during the first half of 2021. The Cleveland Park streetscape construction should start by the end of the year.

Paving season has started. The paving map for the District is live at ddot.dc.gov/pavedc. The agency will give 72-hour notice to residents. Contact vision.zero@dc.gov for sidewalk extension requests.

Restaurant pick-up and drop-off permits are still being issued. ANCs should submit requests through TOPS for each restaurant.

There were several questions about both projects concerning timing, public information source, as well as about duration of emergency order temporary traffic and parking changes.

2. Consideration of a Historic Preservation Review Board Application (HPA 20-234) regarding 3512 Lowell Street NW for new guesthouse and replacement garage

Owner Nancy Herman, Architect Anne Decker and Anne Mosher presented information. Commissioner MacWood read and moved the resolution. The adjoining neighbor said the current garage was determined by the HPRB to be contributing structure and if it demolished it should be replaced. He also recommended that the location of guesthouse structure should be farther from the west side lot line adjoining his property. Rick Nash, President of Cleveland Park Historical Society, agreed that the garage should not be demolished but restored. The motion was approved by voice vote.

3. Election of New Secretary

Commissioner Gersten nominated Commissioner Bradbery to be the secretary. The motion was approved by voice vote.

Other Business:

1. Secretary's Report: Commissioner Bradbery moved approval of February 19, 2020 minutes. The motion was approved by voice vote.
2. Treasurer's Report: Commissioner MacWood moved approval of FY20 Q2 Quarterly Report. The motion was approved by voice vote.
3. SMD Reports:

1. Commissioner Reba: 1. DDOT removed all bamboo on the streetside along Hawthorn Street. 2. Lily's Café on Connecticut Avenue has been providing food to the fire department and 2D police department. They also have BOGO half off for customers. 3. Lack of social distancing up and down Connecticut Avenue has been a real issue.
2. Commissioner Fink: None
3. Commissioner Dubois: 1. Wants to also emphasize the lack of social distancing on Connecticut Avenue and Klingle and really stressed the DDOT issue. 2. But thank you to DDOT for helping with other issues.
4. Commissioner Finley: 1. Tobacco Palace DC is moving into the area. 2. He also wanted to echo the social distancing concerns and wear a mask when out and about.
5. Commissioner Bradbery: 1. Ditto on wearing masks. 2. The Ward 3 short term family housing shelter "The Brooks" has opened.
6. Commissioner Gersten: They are doing well in our SMD. Neighbors are reaching out and taking care of each other and following what they should be doing for the most part.
7. Commissioner MacWood 1. Said she is happy Woodley Road got repaved. Macomb Street are in the cue for repaving when they get the all clear to do so; and Lowell St is in queue for new sidewalks and curbs. 2. In terms of social distancing regarding Klingle Bridge she put a request in to Vision Zero today to evaluate the extension the sidewalks because it has been so bad. 3. Since the last meeting there have been a number of issues about flooding and in a few cases DCRA has investigated. 4. John Eaton construction is continuing as a 4-day a week project. They are no longer 6-days a week for safety. DCPS agreed to post, in advance, the work schedule so residents have warning.

Adjournment:

Commissioner Finley moved to adjourn the meeting. The motion was approved by voice vote. The meeting adjourned at 7:21 p.m.

Attested by



Nancy MacWood, Chair, on June 10, 2020

These minutes were approved by a voice vote on June 10, 2020 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.