



**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.:	20655	Case Name:	Kidada Development
Address or Square/Lot(s) of Property:	2425 Channing Street NE		
Relief Requested:	Special Exception New Construction		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	10 / 03 / 22	Was proper notice given?:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Description of how notice was given:	Paper notice circulated by hand to nearby neighbors. Online notice was posted to Next Door, The Woodridge DC Neighbors Facebook page		
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*):

See the attached letter

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 5C voted to support this project. The vote was 5 for, 0 against, 0 abstentions

AUTHORIZATION

ANC	5 C	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:	Lauren Rogers		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Jacqueline Manning, Harry Thomas, Jr		
Signature of Chairperson/ Vice-Chairperson:		Date:	3/25/2022

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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 20655
EXHIBIT NO. 28



Advisory Neighborhood Commission

Government of the District of Columbia

Single Member District 5C02

2647 Myrtle Avenue NE

Washington, DC 20018

March 16, 2022

Re: BZA 20655, 20th & Channing Street NE Kidada Development

Commissioners,

Kidada Development has presented a plan to develop the triangular plot of land at 20th and Channing Sts NE. That plan was presented at a duly noticed ANC Commission meeting in January 2022. At that time, neighbors expressed some reservations:

- the lack of onsite parking,
- concerns about drainage/runoff, and
- Concerns over the management of rental property
- Concerns over parking of construction equipment during construction

Noting that the developers BZA hearing was scheduled for March 30, 2022, I suggested that we meet again with nearby neighbors before the hearing.

Kidada presented a modified plan at the 5C02 Single Member District Meeting held on Monday, March 14, 2022. Kidada had met with UPO, and was able to

- expand onsite parking to nine spaces
- Confirm that construction equipment will be parked on the site for the duration of its use
- Reassure the community that they will maintain ownership of the property and intend to be a neighborhood partner.

After a very thorough discussion of the drainage and runoff concerns, the conclusion was reached that those concerns were mostly driven by conditions in the nearby public space. Neighbors asked that infrastructure evaluation and improvements be recommended to the BZA for referral to UPO, DOEE, and DC Water.

Neighbors were clear in their statements. They do not oppose this project.

Kidada Development is asking for a letter of support from ANC 5C.

Sincerely,
Lauren Rogers
ANC5C02