



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.:	20666	Case Name:	1634 North Capitol, LLC
Address or Square/Lot(s) of Property:	1634 North Capitol St N.W. (Square 3101, Lot 118)		
Relief Requested:	Special Exceptions Subtitle C § 1500.3 (pursuant to Subtitle C § 1500.3 & Subtitle X § 901.2)		

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	1	5	/	0	3	/	2	2	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Notice was posted on the ANC5E website, ANC5E's social media (Instagram, Twitter and Facebook), Nextdoor, on the listservs of all civic associations serving the ANC5E community and various places in ANC5E SMDs seven days in advance of the meeting.												
Number of members that constitutes a quorum:	6				Number of members present at the meeting:	9							

**MATERIAL SUBSTANCE**

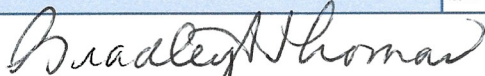
The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The ANC5E considered the requested special exceptions to permit a restaurant within the penthouse of the proposed hotel, Maison Kesh, at 1634 North Capitol St NW. The ANC 5E considered the support of the ANC 5E Zoning Committee, and feedback received from residents during several meetings. Residents raised concerns about noise, parking, and the hours of operation, which will be addressed during the ABRA licensing process. Residents were also concerned about the impact of adding a 100+ room hotel in an area that has history of flooding.

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*):

This is a large project and the residents that live nearby have been and will continue to be inconvenienced by the development and hotel. Since this is not a PUD, there are no substantial amenities and benefits packages included with this development. The applicant has agreed to provide a nominal community benefits package. ANC5E recommends that the requested special exceptions be granted to the applicant with the condition that the applicant work with community and ANC 5E on a approved community benefits package prior to issuance of a Certificate of Occupancy or permit by the Zoning Administrator.

**AUTHORIZATION**

ANC	5	E	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	8-0-1	
Name of the person authorized by the ANC to present the report:			Commissioner Karla M. Lewis, ANC 5E06		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Bradley A. Thomas		
Signature of Chairperson/ Vice-Chairperson:				Date:	03/15/22

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.

Report of Zoning Adjustment  
District of Columbia  
CASE NO. 20886  
EXHIBIT NO. 22



### INSTRUCTIONS

Pursuant to 11 DCMR Subtitle Z § 406.2 and Subtitle Y § 406.2, the Zoning Commission (ZC) and Board of Zoning Adjustment (BZA) 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. ANC reports and any accompanying documents must be submitted to the record by using:
  - a. The Interactive Zoning Information System (IZIS) at [www.dcoz.dc.gov](http://www.dcoz.dc.gov);
  - b. By email to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov) for the ZC or [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov) for the BZA; or
  - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadlines are as follows:
  - a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a public hearing under Subtitle Z § 406.3 and Subtitle Y § 406.3.
  - b. In all cases before the ZC or BZA, ANCs must file this form before the ZC or BZA makes a decision in order to receive great weight.

If You See Something, Say Something Report Fraud, Waste, Abuse, and Mismanagement in the  
Government of the District of Columbia to the Office of the Inspector General  
717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

CALLS ARE CONFIDENTIAL

Toll Free Hotline  
1-800-521-1639 | 202-724-TIPS (8477) | Email: [hotline.oig.dc.gov](mailto:hotline.oig.dc.gov) | Web Page: [www.oig.dc.gov](http://www.oig.dc.gov)



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](http://www.dcoz.dc.gov) \* [dcoz@dc.gov](mailto:dcoz@dc.gov)