



District of Columbia Government
Advisory Neighborhood Commission 6A
P. O. Box 75115
Washington, DC 20013



September 23, 2012

Mr. Matthew LeGrant
Zoning Administrator
Department of Consumer and Regulatory Affairs
1100 4th Street, SW, Room 3102
Washington, D.C. 20024

Dear Zoning Administrator LeGrant,

Our Commission voted unanimously to support the development of a Ben's Chili Bowl and Ben's Upstairs Restaurant & Bar and the related operational components that are required for both businesses at 1001 H Street, NE.

Ben's Chili Bowl's owners and representatives, through several presentations to ANC 6A's Economic Development and Zoning Committee, have exhibited their commitment to the community by developing restaurant concepts that have taken into consideration architectural compatibility with the neighborhood and design features suggested by adjacent neighbors. The following items are specifically addressed in the most recent plans:

- Preservation of the façade through modifications that are sensitive to the original structure and composition. Heeded ANC suggestion of 2nd floor windows becoming smaller and more residential in character.
- Moving the primary entrance to the corner of 10th & H Street, which preserves the first floor storefront projection that wraps the corner of the building. Provisions to handle queuing inside the restaurant have been addressed with this modification.
- All enclosures for the roof terrace have been sufficiently separated from the front façade. The back roof terrace stair enclosure is set back from front façade and a minimal railing is used to reduce visibility, and a solid back wall will help prevent noise reaching nearby residences.
- The kitchen exhaust has been positioned away from the abutting residential properties.
- The air compressors will be buffered and separated by a partition (material will take into consideration noise and aesthetics)
- Improved landscaping will be used to increase the buffer between the restaurant operations, including sidewalk café, and the abutting residential properties.
- A non-conforming rear-yard setback will be maintained, but the trash room will be moved inside building to separate it from residential zone behind. An enclosed trash room, including grease container, will be separated and shielded from the adjacent neighbor's property. The enclosure will have a roll-down gate to further buffer the abutting property and contain odor. Additionally the owners have agreed to participate in trash pick-up efforts in the immediate neighborhood.

If there are any questions, you can reach Commissioner Ronneberg at 202-431-4305 or ronneberg6a02@gmail.com.

Sincerely,

A handwritten signature in black ink that reads "David Holmes".

David Holmes, Chair