



District of Columbia Government
Advisory Neighborhood Commission 6A
PO Box 15020
Washington, DC 20003



February 24, 2024

Ms. Keara Mehlert
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th Street NW, Suite 210
Washington, DC 20001

Re: ANC 6A BZA #21254 Support for Special Exceptions (1355-1359 H Street, NE)

Dear Ms. Mehlert:

At a regularly scheduled and properly noticed meeting¹ on February 13, 2024, our Commission voted 5-0-0 (with 4 Commissioners required for a quorum) to support the request for a Special Exception for relief from the minimum vehicle parking requirements of Subtitle C § 701, the rear yard requirements of Subtitle G § 207.1, the eating and drinking establishment use requirements of Subtitle H § 6007.1(e)(2), and the fast food establishment use requirements of Subtitle U § 513.1(f) in order to combine five lots (2 facing H Street NE, 3 facing alley) and convert to a retail and eating and drinking establishment use an existing, semi-detached, mixed use building in the NMU-4/HA and MU-4 zones.

The design has taken measures to ensure that the addition is in the character of the neighborhood and it will not disrupt the privacy, air and light of neighbors. The owners have proven that the Special Exception criteria has been met through submission of architectural drawings and discussions with neighbors. The footprints of the buildings are unchanged making it unlikely that an exception to the rear yard requirements will create negative outcomes for the neighboring properties. The corridor is well served by transit, negating the need for any additional parking. The neighbors have also generally expressed support for the eating and drinking/fast food use on the property, understanding the character of the intended tenants to be fundamentally different from typical fast food and more in line with vendors at nearby Union Market.

Please be advised that Joal Mendonsa, Michael Cushman, and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A05@anc.dc.gov, Mr. Cushman at michael.cushman@gmail.com, and Joal Mendonsa at joal.mendonsa@gmail.com.

On Behalf of the Commission,

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on anc-6a@googlegroups.com, and newhilleast@groups.io, at www.anc6a.org, on Twitter (@ANC6A) and through print advertisements in the Hill Rag.