



Advisory Neighborhood Commission 2A

“Serving the Foggy Bottom and West End communities of Washington, D.C.”

January 17, 2017

Mr. Frederick Hill
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

RE: BZA Application for a Special Exception to Permit a Cafeteria on the Ground Floor of the United Unions Building at 1750 New York Avenue NW (BZA #19437)

Dear Chairperson Hill,

At its regular meeting on January 10, 2017, Advisory Neighborhood Commission 2A (“ANC 2A” or “Commission”) considered the above-referenced matter. With six of eight commissioners present, a quorum at a duly-noticed public meeting, the Commission voted unanimously to adopt the following resolution, which was introduced by Commissioner Kennedy and seconded by Commissioner Campbell, by a vote of **(6-0-0)**:

United Unions has been proactive in reaching out to the Commission in presenting its application for special exception relief. On the merits, ANC 2A supports the Applicant’s request pursuant to Subtitle I, Section 303.1(b) of the Zoning Regulations for special exception approval to permit an eating and drinking establishment on the ground floor of the building on the property. The Commission finds that the proposed eating and drinking establishment will comply with the special exception requirements since it:

- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and zoning maps.
- (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.
- (c) Will meet such special conditions as may be specified in the Zoning Regulations.

Specifically, the Commission notes that the Applicant’s request is not unprecedented or out-of-character with the surrounding community. The General Services Administration (GSA), when undertaking a renovation of their headquarters building at 1800 F Street NW during the past five years, made provisions for the installation of ground-floor retail spaces fronting the 1800 block of E Street NW. These spaces face the north side of Rawlins Park, a historic



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public space that the Applicant’s proposed restaurant space abuts from across 18th Street NW on the park’s east side.

GSA’s leased retail spaces have enlivened the street environment and work well in harmony with Rawlins Park to activate the area during daytime hours. We enthusiastically support the Applicant’s proposal for its potential to further this effect, and – if the Board grants the request – we hope that United Unions will consider seeking a tenant that proposes to remain open during nighttime and weekend hours to enliven the area after the workday and give patrons of DAR Constitution Hall, tourists, and residents a much-needed dining establishment nearby.

The Commission requests that the Board approve this application as quickly as possible and expresses its gratitude to the BZA for considering the ANC’s views with great weight.

Commissioner Patrick Kennedy (2A01@anc.dc.gov) is the Commission’s representative in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Patrick Kennedy
Chairperson

CC: Leila Batties, Counsel for the Applicant
Joseph Gaon, Counsel for the Applicant