



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 724-7098 • anc2e@dc.gov

February 5, 2024

Mr. Frederick Hill
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, DC 20001
bzasubmissions@dc.gov

RE: Board of Zoning Adjustment Application for a Modification of Significance from Board of Zoning Adjustment Order No. 20146 to Allow Flexibility to Convert from an Existing Office Use, to General Retail, Service, and Office Uses at 1510 31st Street NW (BZA #20146A)

Dear Chairperson Hill,

On January 29, 2024 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by eight commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (8-0-0) with regard to the above-referenced matter:

This address is a small commercial building that sits among residential homes. ANC 2E supports this zoning application, understanding that on January 25, 2024 the applicant filed for an amendment to the application based upon dialog with the single member district (SMD) commissioner and the surrounding residents. The amended application incorporates a set of commercial uses and conditions for this property that both the ANC and the immediate neighbors support (Attachment A). The community looks forward to welcoming a new business at this address and appreciates the applicants' collaboration on reaching a set of mutually agreed upon uses and conditions.

Commissioners Gwendolyn Lohse (2E06@anc.dc.gov) is the Commission's representative in this matter.

COMMISSIONERS:

Kishan Putta, District 1	Topher Mathews, District 2	Paul Maysak, District 3
Joe Massaua, District 4	Mimsy Lindner, District 5	Gwendolyn Lohse, District 6
Daniel Chao, District 7	John DiPierri, District 8	

Board of Zoning Adjustment
District of Columbia
CASE NO. 20146A
EXHIBIT NO. 22

Respectfully submitted,

A handwritten signature in black ink, reading "Gwendolyn Lohse", followed by a long horizontal flourish line.

Gwendolyn Lohse
Chair, ANC 2E

Attachment A

Conditions for 1510 31st Street NW

ATTACHMENT A:

Amended Application Agreed Upon with Applicant, ANC 2E and Immediate Neighbors

It is therefore ORDERED that this application for modification of significance and a two-year time extension to the validity of the Board's approval of BZA Order No. 20146 is hereby APPROVED to:

- Include, except as specifically modified herein, uses that fall within these Use Categories: (1) General Service; (2) Office; and (3) Arts, Design, and Creation; (4) Medical Care.
- extend the validity of Order No. 20146 until _____, 2026

subject to the following CONDITIONS, which shall replace and supersede the conditions of BZA Order No. 18701:

1. The use of the Subject Premises may be devoted to:
 - a. General Service Use, as permitted pursuant to Section U-512.1(l), as such use is defined and described in Section B-200.2(cc); or
 - b. Office Use, as permitted pursuant to Section U-510.1(r), as such use is defined and described in Section B-200.2(w); or
 - c. Arts, Design, and Creation Use, as permitted pursuant to Section U-510.1(c), as such use is defined and described in Section B-200.2(e).
 - d. Medical Care, including dentist, doctor, optician, or medical office, and excluding hospitals, clinics, and any type of overnight care, and also excluding any facility that meets the definition for and is licensed under the D.C. Health Care and Community Residence Facility, Hospice and Home Care Licensure Act of 1983.
2. Retail Use is prohibited; it being understood that Retail Use means the uses listed in Section U-512.1(k), and as such use is defined and described in Section B-200.2(bb).
3. Notwithstanding any permissions granted herein, no establishment which has massage as its principal use shall be permitted.
4. Operating times shall not exceed 8 am to 8 pm Monday- Saturday; and 10 am – 6 pm Sunday.
5. Business deliveries of bulk items that require a recipient signature shall only be allowed between 8:30 a.m. to 6:00 p.m., Monday through Friday, and 9:30 a.m. to 2:00 p.m., Saturdays.
6. Should any biomedical waste be generated by the use of the property, the operator shall implement a plan for the secure storage and removal of such waste in accordance with D.C. Law, and a copy of such plan will be provided to ANC 2E within one month of the beginning of such use.
7. There shall be no use from the Eating and Drinking Establishment category (Section B-200.2(i)), which includes but is not limited to restaurant, prepared food shop, fast food restaurant, take-out, food delivery, bar, café, coffee shop, and deli.
8. There shall be no use related to any material distribution of cannabis-related products, whether such products are offered for sale or by gift or any other means of distribution, or as part of any medicinal cannabis or marijuana use including on-site.
9. Any use in the space which emits excessive noise will be appropriately sound-proofed and will comply at all times with all District noise disturbance laws and regulations.
10. The Applicant will engage a rodent control company to implement and execute a rodent control and maintenance strategy and practice.
11. Basic care of the property will be maintained such as trash removal, snow removal, and lawn care, in accordance with D.C. Law.

In all other respects, Order No. 20146 remains unchanged.

- *All citations above are to the D.C. Zoning Regulations, DCMR Title 11*