

DISTRICT OF COLUMBIA GOVERNMENT  
ADVISORY NEIGHBORHOOD COMMISSION 5D

May 21, 2018

Board of Zoning Adjustment  
of the District of Columbia  
441 4th Street, NW, Suite 210S  
Washington, DC 20001

**Re: Support for BZA Case No. 19752  
1515 New York Avenue, NE (Square 4037, Lot 813)**

Dear Members of the Board:

On May 8, 2018, at a duly noticed, regularly scheduled monthly meeting of Advisory Neighborhood Commission (“ANC”) 5D, with a quorum of 6 commissioners and the public present, the above-mentioned matter was presented before us. The Commission voted unanimously to support this project.

The Applicant requests special exception relief to construct a new building at 1515 New York Avenue, NE (the “Site”) that will consist of retail and “large format retail” uses (large format retail defined as a single retailer with more than 50,000 square feet of floor area). The large format retailer is intended to be a Target, which will occupy the majority of the space in the building. The Applicant presented plans for the project, which include 140 vehicle parking spaces, on-site loading facilities, bicycle parking, and new pedestrian amenities.

We commend the Applicant for the excellent architectural design and its commitment to developing the underutilized Site and improving the surrounding neighborhood. Specifically, ANC 5D supports the Applicant’s request for special exception relief to permit the large format retail use, and believes that the request is fully consistent with the special exception standards set forth in 11-U DCMR § 802.1(j). ANC 5D also believes that proposed use will not result in any negative impacts to neighboring properties or to the surrounding community and will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

For the reasons stated herein, ANC 5D requests that the Board approve this application so that the Applicant can move forward with redevelopment of the Site as quickly as possible. Thank you for giving great weight to ANC 5D’s recommendation.

Sincerely,

  
Peta-Gay Lewis, SMD 5D01 Commissioner