



**Government of the District of Columbia**  
**ADVISORY NEIGHBORHOOD COMMISSION 3/4G**

Chevy Chase, Barnaby Woods, Hawthorne  
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**COMMISSIONERS**

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3/4G-06 - Peter Gosselin, Vice Chair      3/4G-07 - Zachary Ferguson, Treasurer

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**ANC 3/4G Resolution**  
**Supporting Mamma Lucia's**  
**Application for a Special Zoning Exception**  
**January 23, 2023**

**BACKGROUND & RATIONALE:**

- 1) Mamma Lucia's of Chevy Chase LLC has run a small Italian restaurant at 5504 Connecticut Ave. NW. for several years since occupying space that previous housed Pumpnickels Bagelry & Deli.
- 2) Mamma Lucia's principal owner is Pete Gouskos, who also owns the adjacent Parthenon restaurant at 5510 Connecticut Ave NW and is a stalwart of the Chevy Chase DC community.
- 3) During Mamma Lucia's startup, the city determined that the restaurant would need to obtain a fast-food establishment use variance because current zoning of the site does not permit fast food service as a right.
- 4) Mamma Lucia's is now applying to the DC Board of Zoning Adjustment (BZA) for a variance ([BZA Case No. 20410](#)). After series of postponements, a BZA hearing is set for January 25, 2023.
- 5) As one of the conditions for the variance, the city is requiring Mamma Lucia's to erect a gate across a rear side alley that houses trash dumpsters used by a number of food and other establishments in the 5500 block of Connecticut Ave. NW.

- 6) Neighbors living near the alley have had periodic problems with improperly stowed trash that has attracted vermin. During the past decade, the ANC has mediated at several points and negotiated an agreement between the property owner, the establishments and residents.
- 7) The neighbors have had a chance to review Mamma Lucia's gate proposal and have made several requests, including that
  - a. The gate be located at the back of the entry alley to the dumpster area and swing inward so as not to block the main alley or make it more difficult for trash trucks to enter the area;
  - b. The gate have a substantial view hole so they can see whether the dumpster and a related trash compactor are being properly used;
  - c. The gate be unlocked during trash pickup times so it doesn't add a new impediment to regular trash collection.

**RESOLVED:**

ANC 3/4G supports Mamma Lucia's application for a fast-food establishment use variance and its installation of a rear alley gate on condition that its meets neighbors' requests concerning the gate listed in paragraph 7).

**APPROVED** at a regular public meeting, notice of which was properly given and at which a quorum of four (4) or seven (7) members was present on January 23, 2023 by a vote of **X** yes, **X** no, **X** abstentions.

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Lisa R Gore, Chair

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Jim Nash, Secretary