

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Stephen Cochran, Case Manager  
 JLS  
 for Joel Lawson, Associate Director Development Review  
**DATE:** March 23, 2018  
**SUBJECT:** Request for Minor Modification / Modification of Consequence – BZA Case 13902A, 1719 M Street, NW

Address:	1719 M Street, NW
Applicant:	McDonald’s Corporation (Horizon LLC DBA McDonald’s, Franchisee);
Legal Description:	Square 0117, Lot 82
Ward / ANC	Ward 2; ANC 2B
Zone	D-5
Project Summary:	The 1982 Order granted a special exception to provide, off-site, the 3 accessory parking spaces that were required by the 1958 Zoning Regulations for the restaurant’s employees. The applicant is requesting the Order be modified or extinguished to permit the applicant to operate under 2016 Zoning Regulations, which do not require accessory parking spaces in the D zones.
Order Date:	May 23, 1983
Previous Extension:	None.
Order Expiration Date:	None specified in Order. Special Exception linked the restaurant’s continued certificate of occupancy to the continuation of a lease for the parking spaces

**OP Recommendation:** OP Recommends that the Board **APPROVE** the request for a minor modification / modification of consequence pursuant to Subtitle Y § 703.

**EVALUATION OF THE MODIFICATION REQUEST**

The applicant has supplied the information required under Subtitle Y, § 703, and has notified ANC 2B of the request (Exhibit 7). Approval would result in the applicant’s accessory parking requirement being governed by the 2016 Zoning Regulations, which do not require accessory parking in this location.

The requested modification would be consistent with the intent of the 2016 Zoning Regulations for the Downtown zones.

OP encourages the applicant to continue paying for its employees’ Smart (Transit) Benefits (Exhibit 7).