

SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review
DATE: September 22, 2015
SUBJECT: MODIFICATION REQUEST - BZA Case No.18275-A, 1200 Potomac Avenue, S.E.

I. RECOMMENDATION

The Office of Planning recommends that the Board approve the modification as requested by the applicant.

II. BACKGROUND

In BZA Order 18275, dated January 17, 2013, the Board approved use of the first floor of a building located within the Capitol Hill Historic District on a lot of 955 square feet within the R-5-B for use as a coffee shop. No use was specified for the basement. Permits to outfit the first floor of the building for use as a coffee shop were issued but the work never completed and the building was sold.

III. PROPOSED MODIFICATIONS

The applicant proposes to convert the first floor and basement to an administrative office and showroom for a development and contracting business. Five employees would work in the office, which would be open Monday through Friday only, between the hours of approximately 9:00 am to 5:00 pm. Showroom hours would be by appointment only. No construction, staging, storage or other construction related activities or vehicles would be accommodated at the site.

IV. OP ANALYSIS OF THE MODIFICATIONS

Proposed use of the first floor and basement as an office and showroom, with showroom hours by appointment only, would be a quieter and less intensive use than a coffee shop. It would only be open during regular business hours and would generate less traffic to the site. No construction traffic would be generated to the site.

No off-street parking is required for the proposed use because it is located within a historic district and because Section 2101.1 of the Zoning Regulations requires no parking for a building or structure built on a lot having an area of 10,000 square feet or less.

The Historic Preservation Office had no comments on the application.

V. COMMUNITY COMMENTS

ANC 6B was scheduled to review the subject application at its regularly scheduled meeting of September 8, 2015.

No other community comments were received.

VI. AGENCY COMMENTS

DDOT, in a memorandum dated August 31, 2015, stated that “the proposal will have no adverse impacts on the travel conditions of the District’s transportation network.”

No comments were received from other District agencies.