



GREENSTEIN DELORME & LUCHS, P.C.

1620 L STREET, N.W., SUITE 900
WASHINGTON, D.C. 20036-5805
tel (202) 452-1400 fax (202) 452-1410

www.gdllaw.com

JPB@GDLLAW.COM

March 6, 2013

VIA HAND-DELIVERY

Lloyd J. Jordan, Esquire
Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210 South
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2013 MAR -7 AM 11:04

**Re: Request for Modification of
BZA Order No. 18319
912 New Hampshire Avenue, N.W.
(Square 18, Lot 122)**

Dear Chairperson Jordan:

This firm is counsel for the Applicant, Estelle Goldman on behalf of 7-Eleven, Inc., in the above-referenced BZA order. The Applicant respectfully submits this request pursuant to 11 DCMR §3129.7 to modify Condition No. 2 in BZA Order No. 18319 to extend the one-year trial period for 24-hour operations for at least four (4) additional years to run concurrently with the underlying special exception approval of the longstanding retail grocery store.

As required, the Applicant submits the following:

1. BZA Form 150: Motion /Request.
2. BZA Form 126: Fee Calculator and Filing Fee of \$405.60 (\$1,560.00 x 0.26).

In support of this requested Modification, the Applicant provides this background. The existing retail grocery store was first approved in 1982 by BZA Order No. 13596. Over the following thirty (30) years, the Board has renewed this approval five (5) times, most recently in BZA Order No. 18319 dated March 6, 2012 (Attached). This approval was subject to twelve conditions, including a five-year approval period running until March 2017 and a one (1) year trial period for 24-hour operations.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18319
EXHIBIT NO. 40

Board of Zoning Adjustment
District of Columbia
CASE NO.18319
EXHIBIT NO.40



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March 6, 2013

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Specifically, Condition No. 2 states:

The hours of operation shall be a 24-hour operation daily on a one-year trial basis, beginning on the date upon which the order became final. At the conclusion of the one-year trial period, the Applicant shall have the option to return to the Board for a modification of this Order with respect to this condition.

The Applicant is pleased to report that the trial period has been successful both operationally and with strong local customer support. The Applicant is unaware of any complaints or other difficulties related to 24-hour operations. By extending the hours of operation from 11:00 P.M. to 7:00 A.M. daily, the Applicant has been able to successfully provide its products and services to the neighborhood after 10:00 P.M. when all the other local stores have closed.

Based on thirty years of operation at this location and the successful completion of the one-year trial period, the Applicant has demonstrated that extension of 24-hour operations for at least four additional years through March 2017 is warranted. This "neighborhood facility" can continue to be operated 24 hours a day in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not adversely impact the neighborhood.

In order to allow to Advisory Neighborhood Commission 2A to consider this Modification at its regularly scheduled meeting on March 20, 2012, the Applicant requests that the Board schedule the limited hearing required for this Modification for March 26, April 2 or April 9, 2013.

Thank you for your cooperation and assistance in this matter.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

John Patrick Brown, Jr.,

Kate M. Olson

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that a copy of the attached Request for Modification of BZA Order No. 18319 was delivered by electronic mail and first-class mail this 7th day of March, 2013, to the following:

Ms. Jennifer Steingasser
Mr. Joel Lawson
Mr. Stephen Mordfin
Office of Planning
1100 4th Street, S.W.
Suite E650
Washington, D.C. 20024

Ms. Rebecca Coder
Chairperson
Advisory Neighborhood Commission 2A
2501 M Street, N.W., #721
Washington, D.C. 20037

Mr. Asher Carson
Advisory Neighborhood Commission 2A03
955 26th Street, N.W., #709
Washington, D.C. 20037



John Patrick Brown, Jr.

BZA APPLICATION NO. 18319
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to assess the impact of the change to a 24-hour operation and that the franchisee remain the same.² (Exhibit 10.)

The Office of Planning ("OP") submitted a report recommending approval of the application to continue to operate a retail grocery/delicatessen, subject to the conditions previously approved by the Board in Order No. 17632 in 2007³; however, OP recommended deletion of the term of five years. OP stated that it does not recommend approval of the request for a one-year trial period for a 24-hour operation of the grocery/delicatessen. (Exhibit 33.) The District's Department of Transportation ("DDOT") submitted a report stating it had no objection to the application. (Exhibit 32.)

A party status request in opposition to the application was filed by Suzette Klein, 900 24th Street, N.W. (Exhibit 30.) Ms. Klein was not present at the hearing and therefore was not granted party status. There no parties, nor any witnesses or letters of support or opposition.

As directed by 11 DCMR § 3119.2, the Board required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case for a special exception under § 3104.1 from the strict application of the regulations pertaining to continued operation of a retail grocery store under § 2003.1. No parties appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

The Board concludes that the Applicant has met the burden of proof for special exception relief, pursuant to 11 DCMR §§ 3104.1 and 2003.1, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3100.5, the Board has determined to waive the requirements of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party and is appropriate in this case. It is therefore **ORDERED** that the application is hereby **GRANTED WITH THE FOLLOWING CONDITIONS**:

1. Approval shall be for a period of five (5) years, beginning on the date upon which the order became final.

² While the ANC report was given great weight, the Board did not consider its request to condition the approval on the current franchisee remaining the same, as this would be an improper restriction on the user, rather than the use.

³ OP's report provided the zoning history for the use of the first floor of the subject property as a nonconforming grocery store in a residential zone. The history shows that this use has been approved in 1981 (BZA Order No. 13596), 1984 (BZA Order No. 14196), 1991 (BZA Order No. 15526), 1997 (BZA Order No. 16261), 2003 (BZA Order No. 17021), and 2007 (BZA Order No. 17632).

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 18319 of Estelle Goldman on behalf of 7-Eleven, Inc., pursuant to 11 DCMR § 3104.1, for a special exception to allow the continued operation of a retail grocery store with basement storage as a nonconforming use under § 2003.1, pursuant to the conditions established in BZA Order No. 17632, including a five-year term and with a one-year trial period for 24-hour operations in the FB/R-3 District at premises 912 New Hampshire Avenue, N.W. (Square 28, Lot 122).¹

HEARING DATE: February 28, 2012
DECISION DATE: February 28, 2012 (Bench Decision)

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2. (Exhibit 5.)

The Board of Zoning Adjustment (“Board” or “BZA”) provided proper and timely notice of the public hearing on this application by publication in the *D.C. Register* and by mail to the Applicant, Advisory Neighborhood Commission (“ANC”) 2A, and to all owners of property within 200 feet of the property that is the subject of this application. The subject property is located within the jurisdiction of ANC 2A, which is automatically a party to this application. ANC 2A submitted a letter, dated July 23, 2011, in support of the application. The ANC indicated that at a duly noticed and regularly scheduled public meeting on July 20, 2011, with a quorum of five out of six Commissioners present, the ANC voted unanimously (5:0) to support the application on the condition that the extension of hours is granted for a one-year trial period

¹ The description of the use as a “retail grocery/delicatessen store” in the caption was changed to “retail grocery store” for consistency with recent Board decisions. As the Board approved the requested relief pursuant to the conditions in BZA Order No. 17632, the conditions were left mostly unchanged other than Condition 2, which was altered to “the hours of operation shall be a 24-hour operation on a one-year trial basis.” Also, the Board kept Condition 1, whereby the Order is approved for a five year term. In their deliberations, the Board addressed allowing the Applicant, at the end of the one-year trial period for 24-hour operations, to apply to the Board for a modification of this Order to extend the trial period.

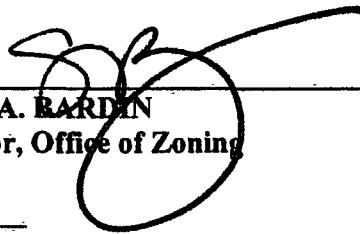
BZA APPLICATION NO. 18319
PAGE NO. 4

VOTE: **5-0-0** (Meridith H. Moldenhauer, Marcie I. Cohen, Nicole C. Sorg,
 Lloyd L. Jordan, and Jeffrey L. Hinkle to Approve.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

A majority of the Board members approved the issuance of this order.

ATTESTED BY:



SARA A. RARDIN
Director, Office of Zoning

FINAL DATE OF ORDER: **MAR 08 2012**

PURSUANT TO 11 DCMR § 3125.9, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN SIX MONTHS AFTER IT BECOMES EFFECTIVE UNLESS THE USE APPROVED IN THIS ORDER IS ESTABLISHED WITHIN SUCH SIX-MONTH PERIOD.

PURSUANT TO 11 DCMR § 3205, THE PERSON WHO OWNS, CONTROLS, OCCUPIES, MAINTAINS, OR USES THE SUBJECT PROPERTY, OR ANY PART THERETO, SHALL COMPLY WITH THE CONDITIONS IN THIS ORDER, AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT. FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES ~~IS~~ PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.

BZA APPLICATION NO. 18319

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2. The hours of operation shall be a 24-hour operation daily on a one-year trial basis, beginning on the date upon which the order became final. At the conclusion of the one-year trial period, the Applicant shall have the option to return to the Board for a modification of this Order with respect to this condition.
3. Deliveries from the 7-Eleven distribution center shall be between 8:00 p.m. and 10:00 p.m. only.
4. All other deliveries shall be on a scheduled basis between 9:30 a.m. and 3:30 p.m. so that only one delivery vehicle is at the site at any given time.
5. All deliveries shall be made using the commercial loading zone on New Hampshire Avenue immediately adjacent to the site.
6. Applicant will empty the trash containers belonging to 7-Eleven and the District government in front of the store at least twice daily or more frequently as required.
7. Applicant will clean the sidewalk and gutter in front of the store to ensure they are clean at all times.
8. Applicant will clear trash from the sidewalks in front of the adjacent and nearby buildings to the north and south of the store on a regular basis.
9. Applicant will clear snow and ice from the sidewalk in front of the store to ensure safe passage.
10. Applicant will maintain the exterior appearance of the premises in keeping with the residential character of the Foggy Bottom Historic District and Foggy Bottom Overlay District. Any exterior lighting shall be minimized and directed downward and away from all adjoining residential property. Applicant will take all reasonable measures to minimize the light visible from the inside of the store, and will maintain tinted windows and doors.
11. No signs or posters will be posted in the windows, and no public telephones, teller machines, or other similar devices will be added to the exterior of the building. No electronic or mechanical amusement machines will be located on the premises.
12. Applicant will ensure that the shrubs along the railing for persons with disabilities⁴ are of a height that covers the railing completely when seen from the sidewalk and that perennial and seasonal landscaping is provided so as to beautify the premises.

⁴ The wording of this condition has been changed to reflect current usage, by substituting the word "handicapped" with "persons with disabilities." Nonetheless, the meaning and intent of the condition remain unchanged.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



BZA APPLICATION NO. 18319

As Director of the Office of Zoning, I hereby certify and attest that on **MAR 06 2012** a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, or delivered by electronic mail in the case of those ANC's and SMD's that have opted to receive notices thusly, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

John Patrick Brown, Esq. and Kate M. Olson, Esq.
Greenstein DeLorme & Luchs, P.C.
1620 L Street, N.W., Suite 900
Washington, D.C. 20036-1410

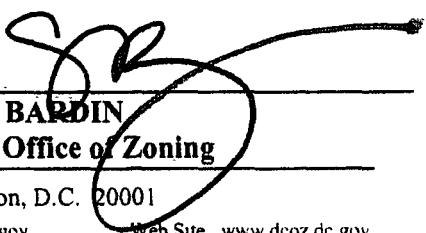
Chairperson
Advisory Neighborhood Commission 2A
c/o West End Library
1101 24th Street, N.W.
Washington, D.C. 20037

Single Member District Commissioner 2A03
Advisory Neighborhood Commission 2A
955 26th Street, N.W., #709
Washington, D.C. 20037

Jack Evans, Councilmember
Ward Two
1350 Pennsylvania Avenue, N.W., Suite 106
Washington, D.C. 20004

Melinda Bolling, Esq.
General Counsel
Department of Consumer and Regulatory Affairs
1100 4th Street, S.W., 5th Floor
Washington, D.C. 20024

ATTESTED BY:


SARA A. BARDIN
Director, Office of Zoning

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 150 – MOTION / REQUEST

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.: 18319

Motion/Request of: ☒ Applicant ☐ Petitioner ☐ Appellant ☐ Party ☐ Intervenor ☐ Other _____

Motion/Request to:

- | | |
|---|--|
| ☐ Amend the Relief Sought | ☐ Reopen a Hearing (before decision) |
| ☐ Waive Posting / Affidavit of Posting Requirement | ☐ Dismiss on the Merits |
| ☐ Waive Notice Requirement to Shorten Period of Time Case is
Advertised in the <i>DC Register</i> | ☐ Postpone |
| ☐ Accept a Proffered Expert Witness | ☐ Continue |
| ☐ Allow Non-Authorized Representative to Perform Cross-
Examination | ☐ Correct a Transcript |
| ☐ Reopen the Record | ☐ Waive the following Time Deadline (i.e. 14-day filing deadline):
_____ |
| | ☒ Other: Amend/Extend Condition #2 |

Points and Authorities:

On a separate sheet of 8 1/2" x 11" paper, state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion or request, including relevant references to the Zoning Regulations or Map.

CERTIFICATE OF SERVICE

I hereby certify that on this 06 day of March, 2013

I served a copy of the foregoing Motion or Request to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of

Planning in the above-referenced ZC or BZA case via: ☒ Mailed letter ☐ Hand delivery ☒ E-Mail ☐ Other _____

Signature:

Print Name: John Patrick Brown, Jr.

Firm/Organization: Greenstein DeLorme & Luchs, P.C.

Address: 1620 L Street, N.W., Suite 900, Washington, D.C. 20036

Phone No.: (202) 452-1400

E-Mail: jpb@gdllaw.com

To be notified of hearing and decision: (Maker of Motion/Request or Authorized Agent)

In the event an authorized agent files a Motion or Request on behalf of the Maker of the Motion or Request, a letter signed by the Maker of the Motion or Request authorizing the agent to act on his/her behalf shall accompany the notice of application, petition, or appeal.

Print Name: John Patrick Brown, Jr./Kate M. Olson

Address: Greenstein DeLorme & Luchs, P.C., 1620 L Street, N.W., Suite 900, Washington, D.C. 20036

Phone No.: (202) 452-1400

E-Mail: jpb@gdllaw.com, kmo@gdllaw.com



BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE: **FEE** **UNIT** **TOTAL**

VARIANCE:

Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040		

TOTAL FOR VARIANCES: 0

SPECIAL EXCEPTION:

Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560		
Chancery (per 100 square feet)	\$65		
Owner-Occupied Special Exception	\$325		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%	1,560.00	\$405.60

TOTAL FOR SPECIAL EXCEPTIONS: \$405.60

APPEAL:

NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		

TOTAL FOR APPEALS: 0

GRAND TOTAL: \$405.60

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Name: John Patrick Brown, Jr.

Signature:

Exhibit No. _____

Last Revised (10/18/10)

Case No. 18319

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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GREENSTEIN DELORME & LUCHS, P.C.
1620 L. STREET, N.W. SUITE 900
WASHINGTON, DC 20036-5605
(202) 452-1400

BB&T
Branch Banking and Trust Company

WASHINGTON,
DC

NUMBER

15-154/540

70246

Four Hundred Five and 60/100 Dollars-----

DATE

AMOUNT

2/28/2013

\$405.60

D.C. Treasurer

[Signature]

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