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**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of Kyung Rhee
on behalf of The Sylvia Kotz Realty
Revocable Trust

BZA Application No. 18386
Public Hearing: September 11, 2012
ANC 2B

STATEMENT OF THE APPLICANT

**I.
Nature Of Relief Sought**

Kyung Rhee (the "Applicant"), on behalf of the Sylvia Kotz Realty Revocable Trust (the "Owner") requests renewal of special exception approval pursuant to §3104.1 of the Zoning Regulations (11 DCMR) to continue to use the property at 1629 Corcoran Street, NW, (Square 179, Lot 71) (hereinafter the "Property") as a parking lot for five (5) automobiles, as permitted subject to the provisions of §213 of the Zoning Regulations. The Applicant is the longstanding operator of the McDonald's restaurant located adjacent to the Property at 1619 17th Street, NW, and has been authorized by the Owner to pursue the requested renewal.

**II.
Jurisdiction Of The Board**

The Board has jurisdiction to grant the requested special exception relief pursuant to §3104.1 of the Zoning Regulations. Uses that are permitted by special exception are presumed to be appropriate for the applicable zoning district as long as certain conditions are satisfied. In considering special exception applications, the Board's discretion is limited to determining whether the relevant conditions and special exception criteria have been met. If an applicant

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18386
EXHIBIT NO. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.18386
EXHIBIT NO.26

meets its burden, the Board must ordinarily grant the application. First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment, 432 A.2d 965 (1981); Stewart v. District of Columbia Board of Zoning Adjustment, 305 A.2d 516, 518 (1978).

III.

Exhibits In Support Of The Application

- Exhibit A: Excerpt of plat showing the Property.
- Exhibit B: Excerpt of Zoning Map showing Square 179.
- Exhibit C: BZA Order No. 17618.
- Exhibit D: Parking Lot Site Plan.
- Exhibit E: Photos of Parking Lot.
- Exhibit F: Letter of Support from Advisory Neighborhood Commission 2B.
- Exhibit G: Outline of testimony of Representatives of Applicant.

IV.

Background Of The Case

A. Description of the Property

Fronting on the north side of Corcoran Street, the Property is rectangular and narrow, with a width of approximately 20 feet and a total lot area of approximately 1,881 square feet. The Property abuts 10-foot wide public alleys to its north and west and is abutted to its east by a two-story rowhouse. A plat showing the Property and neighboring properties is included as Exhibit A.

The Property is located in the R-5-B District and also falls within the Dupont Circle ("DC") Overlay District. An excerpt of the Zoning Map identifying Square 179 is included as Exhibit B.

The Property is currently paved, landscaped and utilized as a parking lot for the McDonald's restaurant located at the northeast corner of 17th and Corcoran Streets immediately to the west of the Property, and across the public alley. The Property has been utilized for accessory parking for more than forty years and was most recently approved by special exception for accessory parking lot in Order No. 17618, effective July 13, 2007. See Exhibit C.

B. Description of the Surrounding Area

The Property is located within Square 179, which is bounded on the north by R Street, on the east by 16th Street, on the south by Q Street, and on the west by 17th Street. Square 179 is bisected east to west by Corcoran Street. The northern half of Square 179, framed by Corcoran, 17th, R, and 16th Streets, contains an active system of 10-foot wide alleys, providing access to 17th, Corcoran (at two locations), and R Streets. See Exhibit A.

Square 179 is divided into three zoning districts: (1) the western portion is zoned D/DC/C-2-B; (2) the eastern portion is zoned DC/R-5-D; and (3) the central portion is zoned DC/R-5-B. The mixture of uses within the Square reflects this mixed zoning, with one and two-story commercial uses along the portion fronting 17th Street, and a mixture of high-density apartment houses with lower density rowhouses and garden apartments elsewhere in the Square. See Exhibit B.

The boundary between the DC/C-2-B District and the DC/R-5-B District appears to run through the public alley abutting the Property to its west. As a result, the Property is confronted to its immediate west by the rear/service elevations of commercial uses fronting on 17th Street. These uses include the one-story McDonald's restaurant located at 1619 17th Street, at the

northeast corner of 17th and Corcoran Streets, as well as the three-story True Value Hardware store at 1623 17th Street, and the three-story Art's Shoe Service, located at 1627 17th Street, NW.

C. Nature of Request

The Applicant requests renewal of its special exception approval to permit the use of the Property as a parking lot for temporary parking use by patrons and staff of the adjacent McDonald's restaurant located at 1619 17th Street, immediately across the alley to the west of the Property. The Board last reviewed in July 2007 and approved the parking use for the Property for a term of five years in Order No. 17618 (Exhibit C). As provided in the attached site plan at Exhibit D and photos as Exhibit E, the parking lot was significantly improved pursuant to plans approved by the Board in 2007. Approximately 20 percent of the total lot area of the Property has been landscaped, including trees and shrubbery, the parking lot has been striped, and a masonry trash enclosure was constructed at the north end of the Property, all pursuant to the plans approved by the Board in Application No. 17618.

V.

The Applicant Meets the Requirements for Special Exception Relief Under Section 213 of the Zoning Regulations

Special exception renewal relief is required pursuant to §213 of the Zoning Regulations to permit the continued use of the Property as a parking lot. Under §213.1 of the Zoning Regulations, use of a parking lot shall be permitted as a special exception in a R-1 District if approved by the Board under §3104, subject to the provisions of §213.¹ Through the exhibits, testimony and other

¹ Uses permitted as special exceptions in the R-1 Districts are likewise permitted as special exceptions in the R-5 Districts pursuant to §§ 302, 322, 332, and 352.

evidence before the Board, the Application complies with all applicable provisions for special exception under the Zoning Regulations.

A. Compliance with Section 213

The Application satisfies the requirements for special exception relief set forth in §213 of the Zoning Regulations, as demonstrated below:

§ 213.2 *A parking lot shall be located in its entirety within two hundred feet (200 ft.) of an existing Commercial or Industrial District.*

The Property is separated from the DC/C-2-B District by a 10 foot-wide public alley. No part of the Property is located more than 31 feet away from a commercial zoning district.

§ 213.3 *A parking lot shall be contiguous to or separated only by an alley from a Commercial or Industrial District.*

As noted above, the Property is separated from the DC/C-2-B District by only a narrow public alley.

§ 213.4 *All provisions of chapter 23 of this title shall be complied with.*

As provided in Section B below, the parking lot complies with all of the requirements embodied in Chapter 23 of the Zoning Regulations.

§ 213.5 *No dangerous or otherwise objectionable traffic conditions shall result from the establishment of the use, and the present character and future development of the neighborhood will not be affected adversely.*

The continued operation of the parking lot will not result in dangerous or otherwise objectionable traffic conditions. The parking lot will continue to be utilized only for temporary

parking of passenger automobiles. The parking lot is regularly monitored, both by patrol by the Applicant and by security camera. The parking lot includes a guard rail to protect the neighboring rowhouse and screening from Corcoran Street by shrubbery and landscaping.

The present character and future development of the neighborhood will not be affected adversely by the renewal of the special exception approval.

§ 213.6 *The parking lot shall be reasonably necessary and convenient to other uses in the vicinity, so that the likely result will be a reduction in overspill parking on neighborhood streets.*

The parking lot will continue to be utilized for temporary parking solely in connection with the McDonald's restaurant located immediately across the 10-foot wide alley from the Property. Signs are posted in clear sight on the Property indicating that the spaces are reserved for McDonald's use only. The parking lot use of the Property will continue to result in a reduction in overspill parking on the congested neighborhood streets.

§ 213.7 *A majority of the parking spaces shall serve residential uses or short-term parking needs of retail, service, and public facility uses in the vicinity.*

With the exception of one space that is utilized for parking by a manager of the McDonald's, all the parking spaces will continue to be reserved for the exclusive temporary use of patrons of the restaurant.

§ 213.8 *Before taking final action on an application for use as a parking lot, the Board shall submit the application to the D.C. Department of Transportation for review and report.*

The Applicant understands that the Application has been submitted to the Department of Transportation for review prior to consideration by the Board.

B. Compliance with Chapter 23 of the Zoning Regulations

The provisions of §2303 control as to conforming parking lot uses in all districts. As set forth herein, the Application fully satisfies the provisions of §2303:

§ 2303.1(a) *All areas devoted to driveways, access lanes, and parking areas shall be surfaced and maintained with an all-weather surface. In addition to traditional impervious surfaces, allowable all weather surfaces include porous (or pervious) concrete, porous asphalt, and/or mechanically-reinforced grass, excluding grass or gravel..*

The Application satisfies this requirement.

§ 2303.1(b) *The parking lot shall be designed so that no vehicle or any part of a vehicle projects over any lot line or building line.*

The Application satisfies this requirement. The parking spaces have been designed and striped to provide standard-sized spaces pursuant to §2115.1 of the Zoning Regulations.

§ 2303.1(c) *No other use shall be conducted from or upon the premises, and no structure other than an attendant's shelter shall be erected or uses upon the premises unless the use or structure is otherwise permitted in the district in which the parking lot is located.*

The Application satisfies this requirement. The only use contemplated for the Property in addition to parking is for the secure and temporary storage of trash and recyclables for the McDonald's restaurant. The Property is located within the DC/R-5-B District, which permits such uses as multi-family dwellings, certain hotels and health care facilities, churches, and public and private schools, colleges and universities (some by special exception). These permitted uses regularly include trash enclosures such as that proposed in the present Application.

§ 2303.1(d) *No vehicular entrance or exit shall be within 40 feet of a street intersection as measured from the intersection of the curb lines extended.*

The Application satisfies this requirement. As demonstrated in the plat and the site plan, at Exhibits A and D, respectively, the entrance to the parking lot, through the public alley, is more than 90 feet from the nearest street intersection, the intersection of 17th and Corcoran Streets.

§ 2303.1(e) *Any lighting used to illuminate a parking lot or its accessory buildings shall be arranged so that all direct rays of the lighting are confined to the surface of the parking lot.*

The Application satisfies this requirement.

§ 2303.1(f) *The parking lot shall be kept free of refuse and debris and shall be landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping with trees and shrubs shall cover a minimum of 5 percent of the total area of the parking lot, or an area as determined by the Board.*

The Application satisfies this requirement. The Applicant's staff regularly patrols the parking lot, removing any trash and/or debris from the site. The trash also remains locked and secured whenever not in use, and the Applicant's staff ensures that the enclosure is kept in a neat and tidy condition. Clean-up patrols along Corcoran Street adjacent to the parking lot also are undertaken daily by the Applicant's staff.

The Applicant has provided a generous amount of landscaping for the Property. Approximately 20 percent of the site is landscaped with trees, shrubs and ground cover, significantly more than required under the Zoning Regulations. The Applicant commits to maintain the landscaping in the parking lot in a healthy growing condition, free of debris, and in a neat and orderly appearance.

C. Compliance with Section 3104.1

Subsection 3104.1 of the Zoning Regulations sets forth the general parameters, established by the Zoning Act, wherein the Board is authorized to grant special exception relief. In the judgment of the Board, said special exception must be in harmony with the general purpose and intent of the Zoning Regulations and Maps and must not tend to affect adversely the use of neighboring property.

1. Harmony with the Zoning Regulations and Maps

The present Application for use of the Property as a parking lot is in harmony with the Zoning Regulations and Maps. The Property is zoned DC/R-5-B, and parking lot use is permitted in R-5 Districts pursuant to §§ 213, 302, 322, 332, and 352, as conditioned by the specific provisions of §213. As provided herein, the Application satisfies the provisions of §213.

2. No Adverse Effect on Neighboring Property

Continued use of the Property as a parking lot, as proposed herein, likewise will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and the Zoning Maps. As noted above, the Applicant has met with ANC 2B and interested members of the surrounding neighborhood and has sought to minimize any impact of the parking lot use on neighboring property. The Applicant is pleased to note the support of ANC 2B to the present renewal application (Exhibit F). At its public meeting held July 11, 2012, ANC 2B voted unanimously to support the Application.

For all these reasons, the special exception renewal will not tend to adversely affect the use of neighboring property.

VI.
Witnesses

A. Representatives of the Applicant.

VII.
Conclusion

For the reasons stated above, the requested relief meets the applicable standards of special exception relief under the Zoning Regulations. The Applicant therefore requests that the Board grant the Application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Dennis R. Hughes

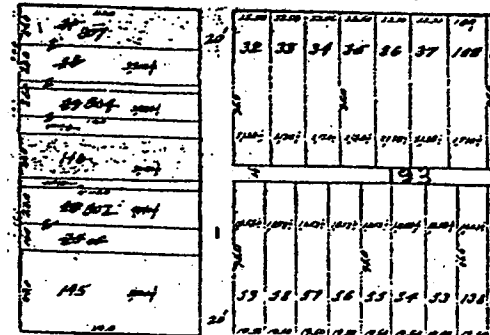
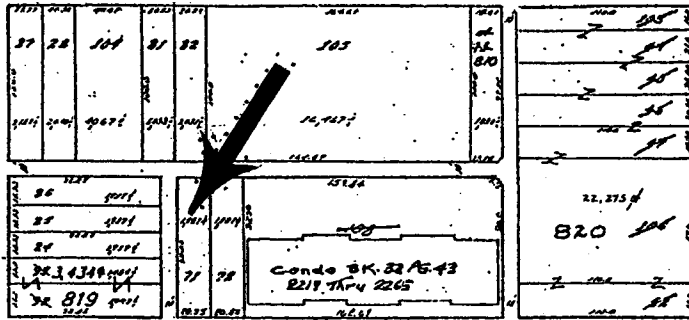
800 17th Street, NW,
Suite 1100
Washington, DC 20006
(202) 955-3000

A

304

R STREET

R STREET

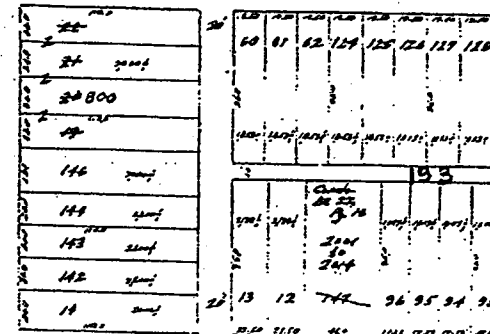
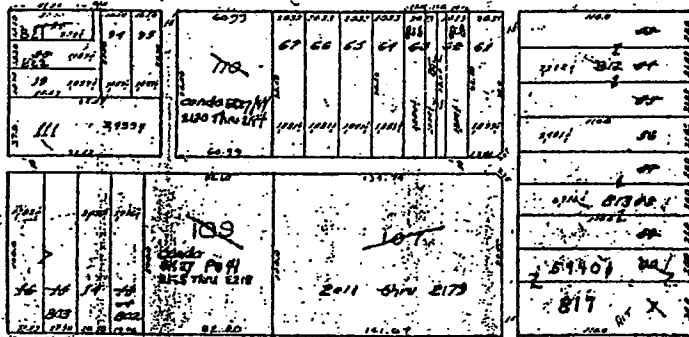


CORCORAN STREET

CORCORAN STREET

STREET

STREET

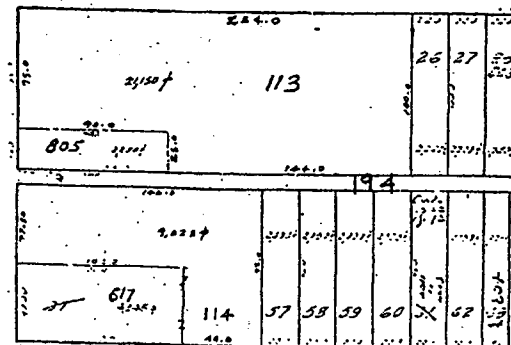
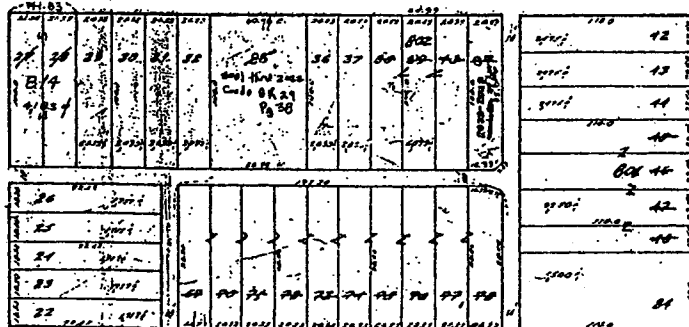


Q STREET

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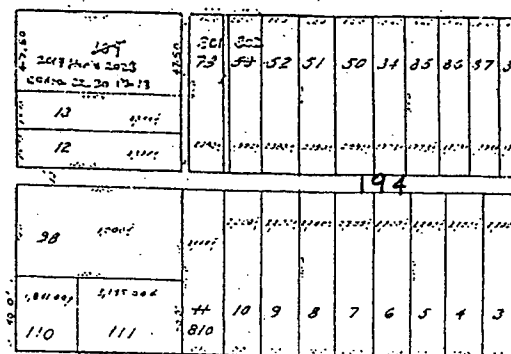
17TH

16TH



CHURCH STREET

CHURCH STREET



P STREET

P STREET

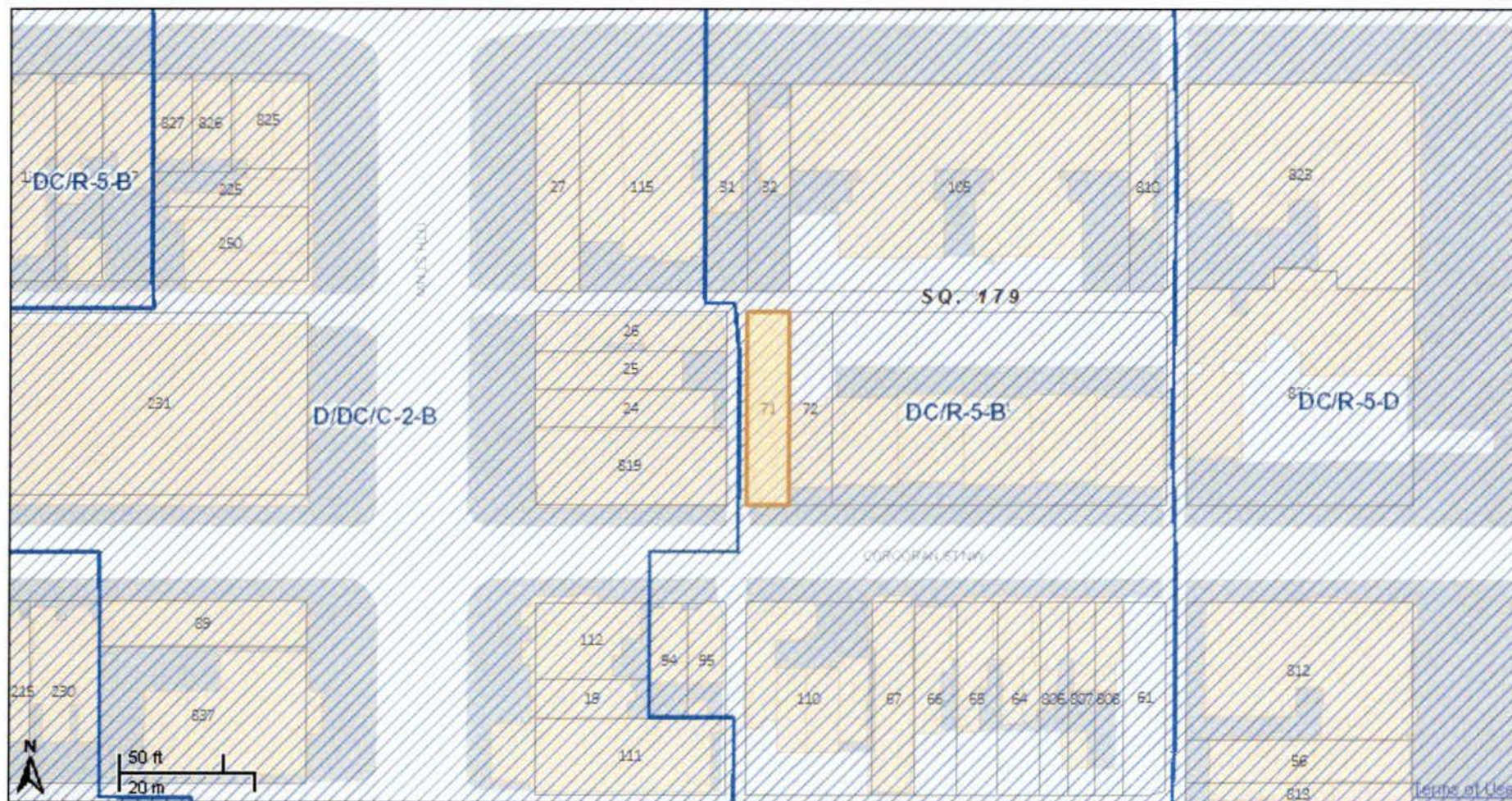
B



District of Columbia Office of Zoning

EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

August 28, 2012



Zoning Layers

Zone Districts	Overlays Districts	TDRs	Air Rights Zone
Pending Zones	CEA	Pending PUDs	Baist Index
Historic Districts	Campus Plans	Active PUDs	

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

C

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 17618 of Sylvia Kotz Realty Revocable Trust, pursuant to 11 DCMR § 3104.1, for a special exception to permit a surface parking lot under section 213, in the DC/R-5-B District at premises 1629 Corcoran Street, N.W. (Square 179, Lot 71).

HEARING DATE: June 12, 2007

DECISION DATE: July 3, 2007

SUMMARY ORDER

SELF-CERTIFIED

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

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2B and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 2B, which is automatically a party to this application. ANC 2B submitted a report in support of the application. The Office of Planning (OP) also submitted a report in support of the application.

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3104.1, for special exception under section 213. No parties appeared at the public hearing in opposition to this application. Accordingly a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP and ANC reports, the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR §§ 3104.1 and 213, that the requested relief can be granted, 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.

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

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Web Site: www.dcoz.dc.gov

BZA APPLICATION NO. 17618
PAGE NO. 2

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application be **GRANTED SUBJECT** to the following **CONDITIONS**:

1. Approval shall be for **FIVE (5) YEARS** from the effective date of this order.
2. The parking lot shall be improved as shown on the approved drawings in this Order. All parking spaces shall meet applicable standards with respect to size and location as set forth in §§2115 and 2116 of the Zoning Regulations.
3. Consistent with §2303.1 of the Zoning Regulations, the parking lot shall be designed and striped so that no vehicle or any part of a vehicle projects over any lot line or building line.
4. Approximately a minimum of 20.8 percent of the lot shall be landscaped as shown on the revised site plan approved in this Order (Exhibit 27 - Special Exception Plat No. 1). The landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
5. McDonald's franchise operator shall maintain a landscape maintenance agreement for the initial installation, planting of landscape improvements and the semi-annual landscape maintenance as shown on the revised site plan approved in this Order.
6. McDonald's franchise operator shall also provide daily, weekly, and/or as needed regular maintenance and upkeep of landscaping, including watering, weeding and removal of debris from the landscape area.
7. McDonald's franchise operator shall promptly contact the landscaping company with whom it has a landscaping agreement in the event any plantings appear distressed or dying and to have the company treat, repair, medicate and/or remove and re-plant.
8. The property shall be kept free of refuse and debris. The trash enclosure on the property shall remain locked and securely covered when not in active use. The trash enclosure shall be kept in a neat and tidy condition.

VOTE: **4-0-1** (John A. Mann II, Ruthanne G. Miller and Curtis L. Etherly, Jr. to approve; Anthony J. Hood to approve by absentee ballot; Marc D. Loud not present, not voting)

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

Each concurring member approved the issuance of this order.

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning

FINAL DATE OF ORDER: JUL 13 2007

UNDER 11 DCMR 3125.9, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE FOR THE BOARD OF ZONING ADJUSTMENT."

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

PURSUANT TO 11 DCMR § 3205, 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,

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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.

TWR

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



BZA APPLICATION NO. 17618

As Director of the Office of Zoning, I hereby certify and attest that on **JULY 13, 2007**, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Dennis R. Hughes, Esq.
Holland & Knight, LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006

Diane Esther Kotz
Sylvia Kotz Realty Revocable Trust
88 Stanley Road
Swampscott, MA 01907

Chairperson
Advisory Neighborhood Commission 2B
9 Dupont Circle, N.W.
Washington, D.C. 20036

Single Member District Commissioner 2B04
Advisory Neighborhood Commission 2B
9 Dupont Circle, N.W.
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Matthew LeGrant
Acting Zoning Administrator
Dept. of Consumer and Regulatory Affairs
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BZA APPLICATION NO. 17618
PAGE NO. 2

Jack Evans, City Councilmember
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Harriet Tregoning, Director
Office of Planning
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Washington, D.C. 20002

Alan Bergstein, Esquire
Office of the Attorney General
441 4th Street, N.W., 7th Floor
Washington, D.C. 20001

Jill Stern, Esquire
General Counsel
Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.E., Suite 9400
Washington, D.C. 20002

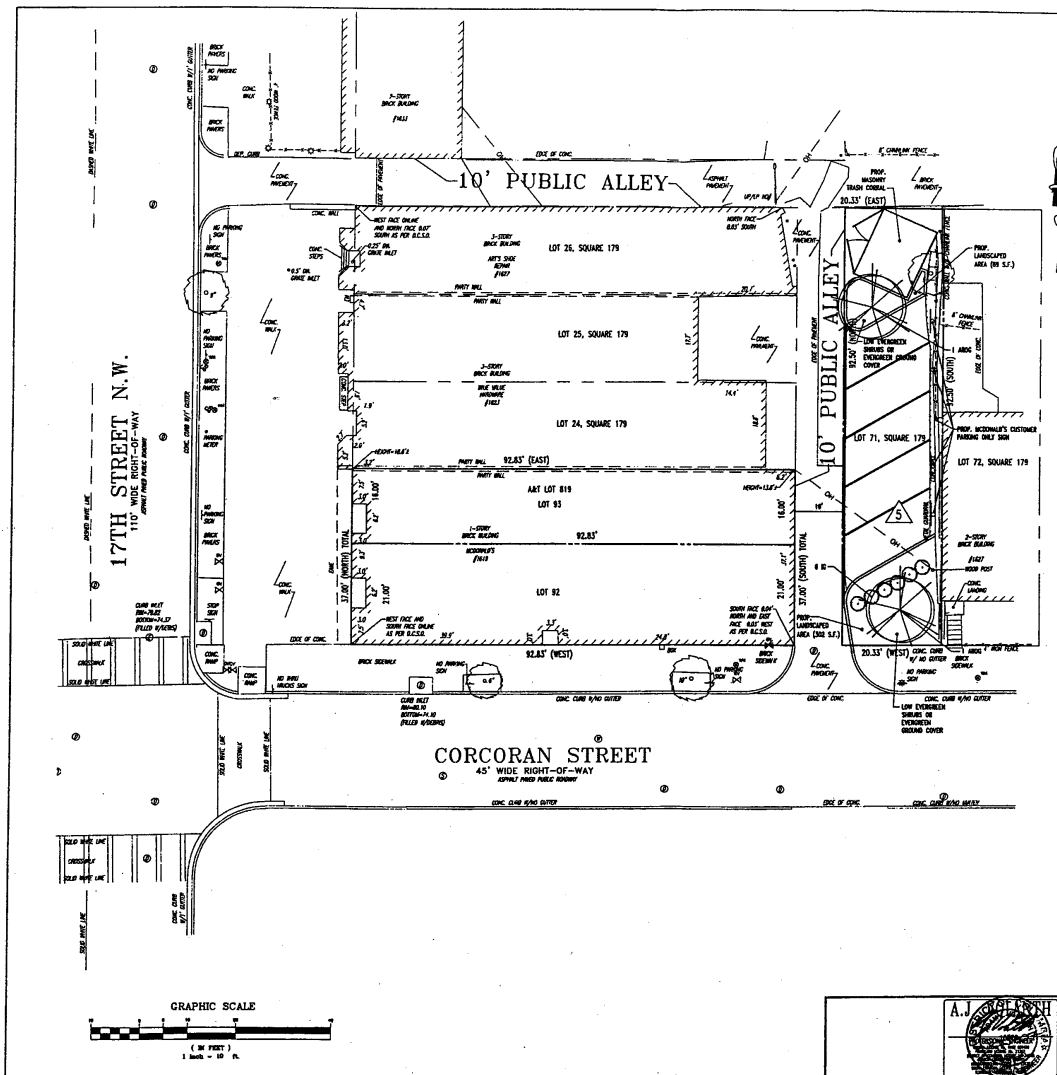
ATTESTED BY:



JERRILY R. KRESS, FAIA
Director, Office of Zoning

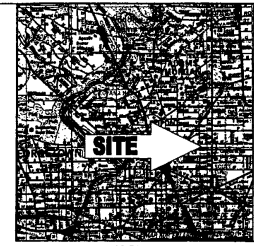
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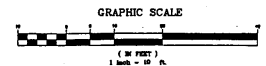
GENERAL NOTES

1. THE PLAN REFERENCE A SURVEY BY: COUNTRY POINT ASSOCIATES, INC. 2200 17TH STREET, SUITE 200 WASHINGTON, DC 20036 JOB # 200001-02 DATED 11-18-00
2. APPLICANT: MCDONALD'S CORPORATION 1621 17TH STREET, N.W. WASHINGTON, DC 20036 CONTACT: JOHN DORRANCE
3. LEGAL DESCRIPTION: LOT 71, SQUARE 179 LINES N.E. & S.E. 1/4 OF SECTION 17, T17N, R17E, S17E, DISTRICT OF COLUMBIA, D.C. 20036
4. ZONING: D-1.5
5. OVERLAY DISTRICT: BUREAU OF OVERLAY DISTRICT
6. EXISTING USE: PARKING LOT
7. PROPOSED USE: PARKING LOT FOR ADVANCED MCDONALD'S PERMITTED BY SPECIAL EXCEPTION
8. PUBLIC WATER SERVICE AND SEWER SERVICE ARE AVAILABLE TO THE SITE.
9. ALL UTILITIES SHOWN ON THE PLAN SHALL BE DELETED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
10. ALL CURB & GUTTER SHALL CONFORM TO THE DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS STANDARDS.
11. NO SIGNAGE IS PROPOSED AS PART OF THIS SPECIAL EXCEPTION.
12. NO BUILDING IS PROPOSED AS PART OF THIS SPECIAL EXCEPTION.
13. LANDSCAPE SCHEDULE: SEE L.S. SCHEDULE



LANDSCAPE SCHEDULE

ITEM	QTY	REMARKS	DATE	BY
1	1	1-10' WIDE PLANTER BOX	5/14/07	JD
2	1	1-10' WIDE PLANTER BOX	5/14/07	JD
3	1	1-10' WIDE PLANTER BOX	5/14/07	JD



McDonald's
1621 17TH STREET, N.W.
WASHINGTON, DC 20036

L/C #008-0010

PLAN SCALE: 1" = 10'

STREET ADDRESS: 1621 17TH STREET

CITY: WASHINGTON STATE: DISTRICT OF COLUMBIA

COUNTY: DISTRICT OF COLUMBIA

DRAWING NUMBER: S065001

PLAN DESCRIPTION: SPECIAL EXCEPTION PLAT

DATE: 5/14/07

BY: JD

1



BOHLER ENGINEERING, P.C.
2200 17TH STREET, N.W. WASHINGTON, DC 20036
(202) 775-1111 FAX: (202) 775-1112

É

1629 Corcoran Street, NW



Views of property facing North

1629 Corcoran Street, NW



View facing North



View facing South

F



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

July 16, 2012

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov
richard.nero@dc.gov
sara.bardin@dc.gov

Re: Application #18386 (BZA) of Kyung Rhee on behalf of Sylvia Kotz Realty Revocable Trust, pursuant to 11 DCMR § 3104.1, for a special exception renewal to permit a surface parking lot under section 213, in the DC/R-5-B District at premises 1629 Corcoran Street, N.W. (Square 179, Lot 71)(2B04)

Dear Chairperson Moldenhauer:

At its regular meeting on July 11, 2012, the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above referenced matter. With eight of the nine Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following motion by a vote of (8-0):

ANC 2B supports the applicant's request for a renewal of special exception.

Commissioners Jack Jacobson(jack.jacobson@dupontcircleanc.net), Mike Feldstein (mike.feldstein@dupontcircleanc.net), and Will Stephens (will.stephens@dupontcircleanc.net) are the Commission's representative on this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Will Stephens, Chair

Cc: dennis.hughes@hkllaw.com

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18386
EXHIBIT NO. 24

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**BOARD OF ZONING ADJUSTMENT
APPLICATION No. 18386**

**OUTLINE OF TESTIMONY
REPRESENTATIVES OF APPLICANT**

- I. INTRODUCTION AND AUTHORITY**
- II. BACKGROUND OF SITE AND APPLICANT**
- III. DESCRIPTION OF SITE AND VICINITY**
- IV. NATURE OF APPLICATION – PARKING LOT RENEWAL**
- V. SPECIAL EXCEPTION RELIEF IS NEEDED**
- VI. COMPLIANCE WITH STANDARDS FOR SPECIAL EXCEPTION**
- VII. COMMUNITY SUPPORT – ANC 2B**
- VIII. CONCLUSION**