

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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JUN 19 2012

Mr. Richard S. Nero, Jr.
Deputy Director of Operations
District of Columbia Office of Zoning
441 Fourth Street, SW
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

EXHIBIT NO.

RE: BZA Application No. 18396 – 1601 14th Street, N.W.
Washington, DC 20009 (Square 240, Lot 821) – Application Pursuant to 11 DCMR
Subsection 774.6 for a Special Exception from the Rear Yard Requirements to Allow a
Single-story Rear Addition to an Existing Commercial Building in the Arts/C-3-A
District and the 14th Street Historic District

Dear Mr. Nero:

This responds to your memorandum, dated April 24, 2012, which transmitted the above referenced BZA Application to the Department of Housing and Community Development (DHCD) for review and comment as required by 11 DCMR Section 3104.1 of the Zoning Regulations.

The Applicant, Parc Deux Restaurant Partners, LP, proposes to open a restaurant at 1601 14th Street, N.W. The property contains approximately 8,273 square feet (SF) of land and is improved with an existing one-story building with 6,615 SF last used as a drycleaner. The Applicant proposes to construct and install a walk-in cooler in the rear of the building, which requires Special Exception relief from the rear yard requirements. The building fronts on Q Street with 10 foot alley located at the rear of the property.

Because of the small size of the property, the Applicant is seeking a Special Exception from the rear yard depth requirement (Section 774.1 of the Zoning Regulations) to construct and install a 451.5 SF walk-in cooler. One portion of the cooler will be used for trash storage and another portion for food and other storage. The cooler will extend into the rear yard depth approximately 8 feet and run 45 feet along the length of the alley and be enclosed with a wooden fence. The effective rear yard depth will be reduced to approximately 6 feet, 10 inches.

The existing building fronts on 14th Street to the west and Q Street to the south and adjoins the John Wesley AME Zion Church to the north. The public alley is located the east of the building with a three story residential building located beyond the alley. There are no windows located in the rear façade of the building. Because the coolers will not have windows and will be screened by a fence, the privacy of the occupants in the residential building across the alley will be protected.

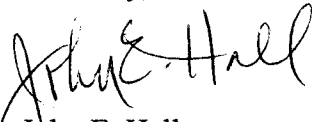
Board of Zoning Adjustment
District of Columbia

CASE NO. 18396
EXHIBIT NO. 26

Trash from the restaurant will be placed in the coolers and picked up on a regular schedule from the alley. There will be an exterior access door to the cooler directly from the alley. Because the building is located within the boundaries of the 14th Street Historic District and because of the building's historic character, parking spaces or loading facilities do not have to be provided. However, the Applicant is providing a loading space in a portion of the rear yard along the alley in order to provide adequate off-street service access for the building.

For all the reasons stated above, DHCD supports the BZA application.

Sincerely,



John E. Hall
Director



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Housing and Community Development
1800 Martin Luther King Jr. Ave., S.E. J. Thackabery
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Official Business



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