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The Honorable Vincent C. Gray

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Council of the District of Columbia
The Honorable Phil Mendelson

Executive Director

Marcel C. Acosta

IN REPLY REFER TO
NCPC File No 7386

JUL 12 2012

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission

Pursuant to delegations of authority adopted by the Commission on August 6,

1999, I found that a special exception to allow a massage establishment at 2352

Wisconsin Avenue, NW (Square 1300, Lot 425) in the Naval Observatory

Precinct Overlay District would not be inconsistent with the Comprehensive Plan

for the National Capital, nor would it adversely affect any other federal interests.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc Harriet Tregoning, Director, District of Columbia Office of Planning
Anthony Hood, Chairman, Zoning Commission

BOARD OF ZONING ADJUSTMENT
District of Columbia
NO. 18410
EXHIBIT NO. 31-A

Board of Zoning Adjustment
District of Columbia
CASE NO. 18410
EXHIBIT NO. 31A



Delegated Action of the Executive Director

PROJECT
Special Exception for Naval Observatory
Precinct Overlay District – Massage
Establishment
2352 Wisconsin Avenue, NW
Washington, D C

NCPC FILE NUMBER
7386

NCPC MAP FILE NUMBER
72 00(06 20)43593

REFERRED BY
Zoning Commission of the District of Columbia

DETERMINATION
Approval of comments to the Board of
Zoning Adjustment

REVIEW AUTHORITY
Advisory
per 40 U S C §8724(a), DC Code §2-1006(a),
and 11 DCMR 1533 3

The District of Columbia (DC) Office of Zoning has forwarded DC Board of Zoning Adjustment (BZA) Application # 18410, a request for a special exception to allow a massage establishment to locate at 2352 Wisconsin Avenue, NW (Square 1300, Lot 425) in the Naval Observatory Precinct Overlay District (NO). The NO was established to protect the scientific and security interests of the United States Naval Observatory installation, which includes the Vice President's residence and two operational observatories. The installation is controlled by both the United States Department of the Navy, which has jurisdiction over the facility's scientific mission and related facilities, and the United States Secret Service, which has jurisdiction over the grounds surrounding the Vice President's residence, related to its security mission.

The proposed massage establishment use will occupy the top two levels of a three-level row house located on the Wisconsin Avenue property, which was formerly used as general office space. The use will not add any parking, nor modify the building exterior in any way. The row house is located across the street from the Guy Mason Recreation Center (located adjacent to a parking lot that borders the Naval Observatory grounds), approximately 200 feet north of the Wisconsin Avenue/Observatory Lane, NW intersection. The property is currently zoned for NO/C-2-A and is currently improved with the row house and a paved parking area (rear of the building). The proposal will allow the Applicant (Massage Escape Spa Company) to rent the space following approval of a special exception request by the BZA.

The proposal must be evaluated for its potential to adversely impact the federal interest, in this case, the crucial scientific mission performed at the Naval Observatory and the security needs of the Vice President's residence, along with its consistency with the Comprehensive Plan. Based on the information provided in the submission, the proposed use does not appear to affect the federal interest. Staff also consulted with the Department of Navy and the Secret Service regarding the proposed new use, and neither expressed any objection to the proposed special exception request. Therefore, staff finds that the proposed project is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a), DC Code §2-1006(a), and 11 DCMR 1533.3, I find that a special exception to allow a massage establishment at 2352 Wisconsin Avenue, NW (Square 1300, Lot 425) in the Naval Observatory Precinct Overlay District would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.



Marcel Acosta
Executive Director

7/3/12

[Date]