



District of Columbia Office of Planning
D.C. OFFICE OF ZONING

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Cochran, Project Manager
 Joel Lawson, Associate Director for Development Review
DATE: December 11, 2012
SUBJECT: BZA Case 18473 – 300 11th Street, S.E.

I. BACKGROUND

The Board of Zoning Adjustment approved the operation of a coin-operated laundry and dry-cleaning pick-up on this site in BZA 14749 (1988) renewed this permission in BZA 15321 (1990) and again in BZA 16266 (1997) as Special Exception, with conditions, for fifteen years. Based on a June 25, 2012 letter from the Zoning Administrator, the applicant applied for a variance to continue this use after the expiration of BZA 16266. The Office of Planning's understands that the Administrator has since revised his opinion, and the applicant need apply only for a special exception, rather than for a variance. Accordingly this OP report evaluates a request for continued special exception relief.

II. OFFICE OF PLANNING RECOMMENDATION

OP recommends that the Board **approve** the application for a Special Exception under § 3104.1 to continue operating a coin-operated laundry and dry cleaning pick-up in the R-4 zone, at 300 11th Street, S.E., as a neighborhood facility under § 2003.5, **subject to the following conditions:**

- The hours of operation shall be from 7:00 a.m. to 9:00 p.m.;
- The coin laundry and the dry cleaning drop off and pick-up facilities shall be operated as one unified facility in a visually unimpeded space;
- No flammable dry cleaning materials, or materials with toxic fumes or noxious odors shall be used or stored on-site;
- The applicant shall maintain the interior and exterior in a neat and clean condition;
- The site shall be monitored inside and outside at all times to prevent loitering or the congregating of non-customers.

These proposed conditions are the same as those approved in Order 16266, with one exception. OP recommends that the special exception be granted without an expiration date.

III. LOCATION AND SITE DESCRIPTION:

Address:	300 11 th Street, S.E. (SE corner of 11 th and C Streets, S.E.)
Legal Description:	Square 990-S, Lot 812
Ward:	6, ANC 6-B
Lot Characteristics:	Flat, rectangular 80 feet by 36 feet corner lot without alley access
Zoning:	R-4
Existing Development:	Three story apartment building with ground floor commercial use.
Historic District:	Capitol Hill
Adjacent Properties:	Row houses and flats.
Neighborhood Character	Primarily residential

BOARD OF ZONING ADJUSTMENT
 District of Columbia

CASE NO. 18473

EXHIBIT NO. 24

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 18473
 DC gov NO. 24

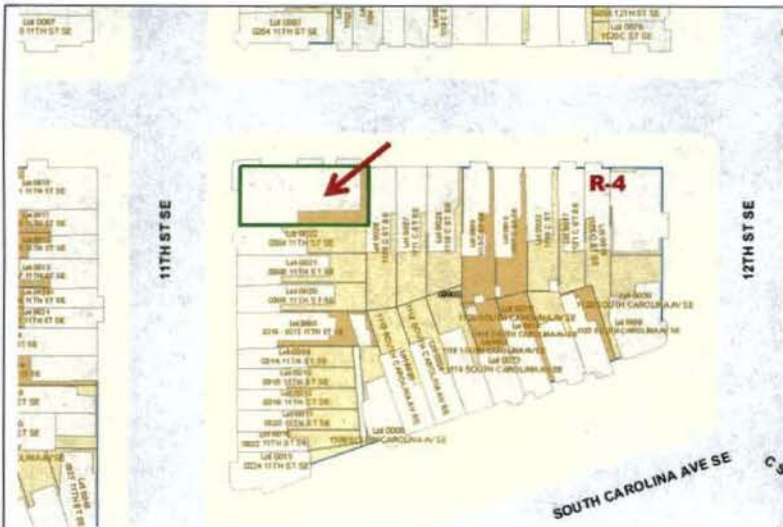


Figure 1. Site Location

Figure 2. 300 11th Street, S.E.

IV. PROJECT DESCRIPTION IN BRIEF

Applicant	Mrs. Robert F. Coleman, as represented by Papa-Kwesi Coleman
Proposal:	Continue operation of coin operated laundry and dry-cleaning pick-up establishment.
Relief Sought:	Special Exception relief pursuant to § 2003.5

V. ZONING REQUIREMENTS AND OP ANALYSIS

Item: R-4 Zone	Regulation	Existing	Proposed	Relief:
Height § 400.1	40 ft. max.	3 stories, < 40'	No change	None required
Lot Width §401.3	18 ft. min.	36 ft.	No change	None required.
Lot Area §401.3	1800 sq.ft. min.	2,880 SF	No change	None required.
FAR §402.4	No	n/a	n/a	Grandfathered. None required.
Lot Occ. §403.2	60% max.	Not provided. OP calculates 85%	No change	Grandfathered. None required.
Rear Yard (ft.) §404.1	20 ft.	None	No change	Grandfathered. None required
Side Yard (ft.) § 405.3 & 405.9	None Required	None	No change	None required
Court, Open § 406	6 ft. min, if provided.	10 feet wide.	none	None required
Parking Space(s) §2301.1	Res.- 1 /3 units Comm.: N/A	None for either type of use	None	Grandfathered.
Loading §2201.1	N/A	None	None	n/a

General Special Exception Requirements

Under § 3104.1, "The Board is authorized ...to grant special exceptions...where... the special exceptions will

- be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps

- *and will not tend to affect adversely the use of neighboring property...subject... to the special conditions specified in this title... ”.*

The general purpose and intent of the regulations are described in §101.1. In order to “*promote public health, safety, morals, convenience, order, prosperity, and general welfare*” the regulations set minimum requirements for land uses and building configuration to:

- “(a) Provide adequate light and air;*
- (b) Prevent undue concentration of population and the overcrowding of land; and*
- (c) Provide distribution of population, business and industry, and use of land that will tend to create conditions favorable to transportation, protection of property, civic activity, and recreational, educational, and cultural opportunities; and that will tend to further economy and efficiency in the supply of public services.”*

As stated in § 101.2, the regulations are designed with consideration of the character and suitability of permitted uses in each zone and the stability of the zones and property values in those zones.

The continuation of the existing use is not likely to have a negative impact on the factors considered in § 101.1. The applicant is not requesting physical changes to the building so there would be no impact on light or air. There is no request for additional FAR or residential units that would affect population density. It would not be likely to have any additional impact on parking supply or traffic. The use is located in a moderately dense residential neighborhood where the majority of users are likely to walk to the facility.

Requirements Specific to § 2003

The existing non-conforming use was approved by the Board as a neighborhood facility that, although not a change of use from one non-conforming use to another, was found to meet the special exception criteria of § 2003. Pursuant to § 2003.7, the Board imposed the conditions noted in Section II of this report “...*to protect the value, utilization, or enjoyment of property in the neighborhood*”. There has been no interruption in the use since then and the applicant is not proposing a change from one non-conforming use to another. Accordingly, OP recommends that the same conditions be attached to an approval of the present application, but with not expiration date on the approval.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

No other agencies had commented at the time OP completed its report.

VII. ANC AND COMMUNITY COMMENTS

The full ANC 6B had not voted on the application at the time OP’s report was completed. However, but its Planning and Zoning Committee had voted to recommend the full ANC support the application as either a special exception of as a use variance, but without an unlimited time limit.

A petition from over 500 self-identified patrons is on file in support of the application

OP is not aware of any expressions of opposition.