

MEMORANDUM

2013 JAN -8 PM 1:10

TO: District of Columbia Board of Zoning Adjustment
FROM:  Maxine Brown-Roberts, Project Manager
Joel Lawson, Associate Director Development Review
DATE: January 8, 2013
SUBJECT: BZA Case 18486 - 3222M Street, NW, Georgetown Park Mall

I. OFFICE OF PLANNING RECOMMENDATION

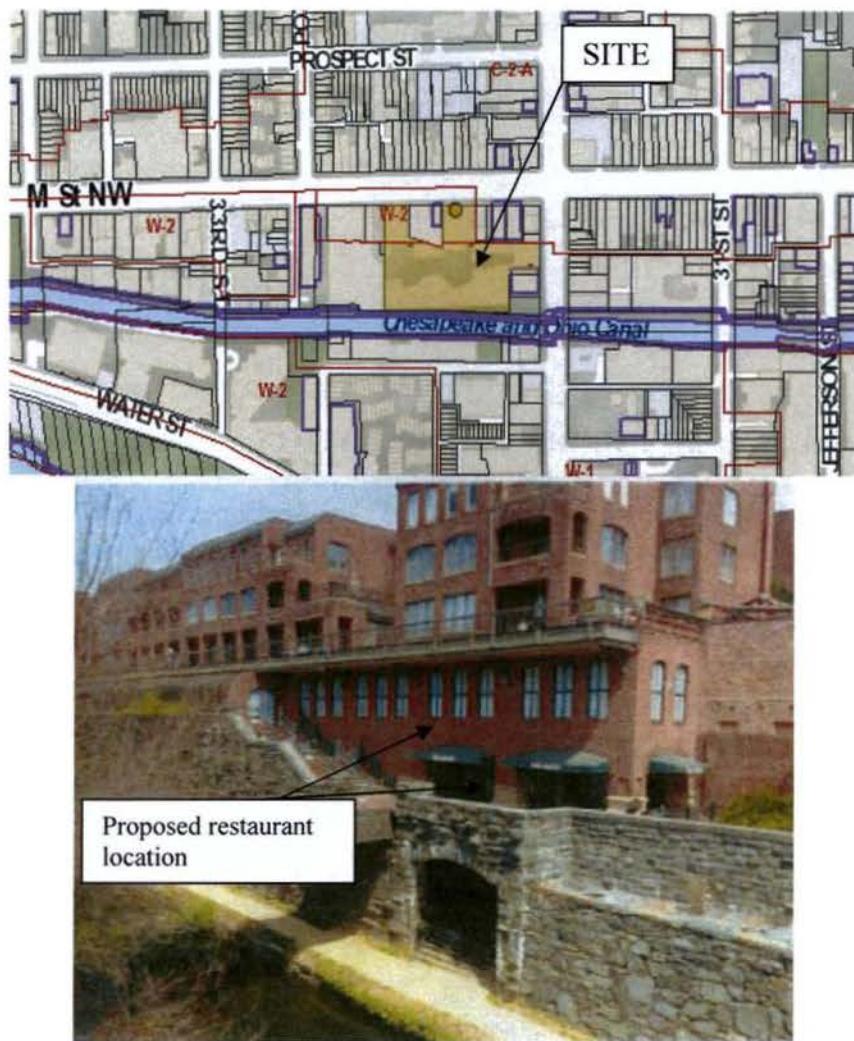
AG Georgetown Park Holdings 1, LL (applicant) requests pursuant to § 3104.1 and § 908 special exception review for a bowling alley accessory to a restaurant at 3222 M Street, NW in the W-1 and W-2 districts.

The Office of Planning (OP) **recommends** approval of the requested special exception with the condition that all the consultant's recommendations as outlined in their December 12, 2012 report be implemented

II. LOCATION AND SITE DESCRIPTIONBOARD OF ZONING ADJUSTMENT
District of ColumbiaCASE NO. 18486
EXHIBIT NO. 34

Address	3222 M Street, NW
Legal Description	Square 1200, Lot 868
Ward/ANC	2/ANC 2E
Zoning	W-1 and W-2 Encourages a mixture of housing, service, employment and recreational opportunities in one location thereby serving the need of a single population in one location and reducing the vehicular traffic
Lot Characteristics	The irregularly shaped property is developed with the Georgetown Park Mall with a mixture of retail and residential uses. The property fronts on M Street to the north, the C&O Canal to the south, Wisconsin Avenue to the east, and Potomac Street to the west
Adjacent Properties	The property is surrounded by various commercial uses, mostly retail, in 2 and 3 story buildings
Neighborhood Character	The neighborhood is generally developed with commercial uses with some residential use to the south of the Canal and further north of M Street
Historic District	The property is within the Georgetown Historic District





III. APPLICATION-IN-BRIEF

The applicant proposes a new restaurant, *Pinstripes*, at the Georgetown Park Mall, on portions of the lower two floors. The restaurant will also feature, banquet halls, a party room, bocce and a bowling alley. All uses except the bowling alley are permitted as a matter-of-right. The applicant is proposing only minor, cosmetic changes to the building (no additions), which do not require zoning relief.

IV. HISTORIC PRESERVATION

The subject property is within the Georgetown Historic District and within the jurisdiction of the Commission of Fine Arts. The proposal will be reviewed by the Commission of Fine Arts subsequent to the BZA public hearing.

V. OFFICE OF PLANNING ANALYSIS

The applicant has requested special exception review to have a bowling alley as an accessory use to the restaurant subject to the provisions of § 908

908 BOWLING ALLEYS (W-1, W-2, AND W-3)

908 1 If the Board of Zoning Adjustment considers that it is appropriate in furthering the objectives of the Waterfront District, a bowling alley shall be permitted as a special exception in the W-1, W-2, and W-3 Districts when authorized by the Board under § 3104, subject to the provisions of this section

The property is within the W-1 and W-2 zones

908 2 The use shall not be within twenty-five feet (25 ft) of a Residence District unless separated from the Residence District by a street or alley

The property is not within 25 feet of a residence district

908 3 Soundproofing to the extent deemed necessary for the protection of adjoining and nearby property shall be required

The bowling alley will be located two levels below the residences. The applicant's acoustic consultant report states that "an initial acoustical review" was done and suggested that "further study is needed in a number of areas." The report highlights 4 areas; the floor system, ceiling, partitions and column enclosures, and the sound system and recommended mitigation measures to be instituted. It seems from the report that following the implementation of these measures a second study would have to be done to evaluate their effectiveness and it is possible that additional mitigation measures may be required

OP recommends that all the mitigation measures outlined in the consultant's report of December 18, 2012, Items 3 0 Banquet Room Recommendations and 4 0 Bowling Alley be made a condition of BZA approval

908 4 Before taking final action on an application for bowling alley use, the Board shall refer the application to the D C Office of Planning for coordination, review, and report. The report shall include the recommendations of all appropriate District agencies

The District Department of Transportation (DDOT) would provide its recommendation under separate cover

908 5 The Board may impose requirements pertaining to design, appearance, screening, lighting, signs, and other requirements it deems necessary for the protection of neighboring or adjacent property

The outward appearance of the building as it relates to design, appearance, screening, lighting, signs will be reviewed by the Commission of Fine Arts for consistency with the historic district. OP does not recommend any additional requirements

Section 3104

- ii Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?*
- iii Would the proposal appear to tend to affect adversely, the use of neighboring property?*

If the applicant implements the recommendations to minimize the acoustical impacts then the proposal would be in harmony with the Zoning Regulations. OP further recommends to the applicant that they establish an ongoing discussion process with the residents of the building and the ANC to address any ongoing issues that may arise

VI. COMMUNITY COMMENTS

The application was reviewed by ANC-2E on January 2, 2013, and the ANC has submitted its report noting opposition to the proposal due to potential noise and other impacts on building residents and the adjacent C& O Canal Park