

**MEMORANDUM**

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TO: District of Columbia Board of Zoning Adjustment

FROM: Maxine Brown-Roberts, Project Manager
Joel Lawson, Associate Director Development Review

DATE: April 23, 2013

BOARD OF ZONING ADJUSTMENT
District of ColumbiaCASE NO. 18486-A
EXHIBIT NO. 46

SUBJECT: BZA Case 18486-A – Minor Modification
3222M Street, NW, Georgetown Park Mall (Pinstripes Restaurant)

I. APPLICATION and OFFICE OF PLANNING RECOMMENDATION

AG Georgetown Park Holdings 1, LLC (applicant) requests modifications to BZA 18486 approved plans to provide two additional bowling lanes and relocate the bocce lanes from the second floor to the first floor of the restaurant.

The Office of Planning (OP) **recommends** approval of the requested modifications to the approved plans as they would allow for further separation between the bowling alley and the residences on the upper levels of the building.

II. OFFICE OF PLANNING ANALYSIS

On January 24, 2013, the Board of Zoning Adjustment (BZA) approved a special exception under § 908 to allow for a bowling alley, accessory to a restaurant at 3222 M Street, NW in the W-1 and W-2 districts.

The requested modifications to the approved plans would increase the bowling alley from 12 to 14 lanes, and relocate the bocce lanes from the second floor to the first floor. The removal of the bocce lanes from the second to the first floor of the restaurant would place the lanes further from the residential uses on the upper floor and therefore help to minimize any noise or vibrations on the residential use. With the redesign of the first floor space, two additional bowling lanes would be accommodated. It is not expected that the additional two lanes would substantially increase the noise within and from the bowling alley.

Subsequent to the public hearing and approval of the special exception, the applicant has continued to work with the Georgetown Park Unit Owners' Association to address soundproofing and noise mitigation. This proposed modification would help to address their concerns.

The proposed restaurant will continue to meet the special exception requirements of § 908 and the proposed modification to have all the bowling and bocce lanes on the lower floor will further address § 908.3 and Condition #18 of the Order:

§ 908.3

§908.3 *Soundproofing to the extent deemed necessary for the protection of adjoining and nearby property shall be required*

Condition #18 of the BZA Order 18486:

18 *The Premises shall be constructed in such a manner that operation of the bowling lanes, including bowling, setting pins, rolling balls, interaction among patrons, or any other noise or vibration associated with the operation of the Premises, shall not be heard or felt in any of the Association Residences.*

The relocation of the bocce lanes from the second floor to the first floor, two levels below the residences, will allow for further buffering and sound proofing from the residences