

## **MEMORANDUM**

**TO:** District Board of Zoning Adjustment

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

**DATE:** July 15, 2014

**SUBJECT:** BZA # 18802 - Request for special exception relief pursuant to §§ 508 to permit office use in an existing residential building at 1727 Massachusetts Avenue, NW

### **I. OFFICE OF PLANNING RECOMMENDATION**

Newletterman Associates, LLC (Applicant) requests special exception relief pursuant to §§ 508 to allow the conversion of a portion of the residential building for office use at 1727 Massachusetts Avenue, NW (Square 157, Lots 95 and 96). The building is in the DC/SP-2 zone.

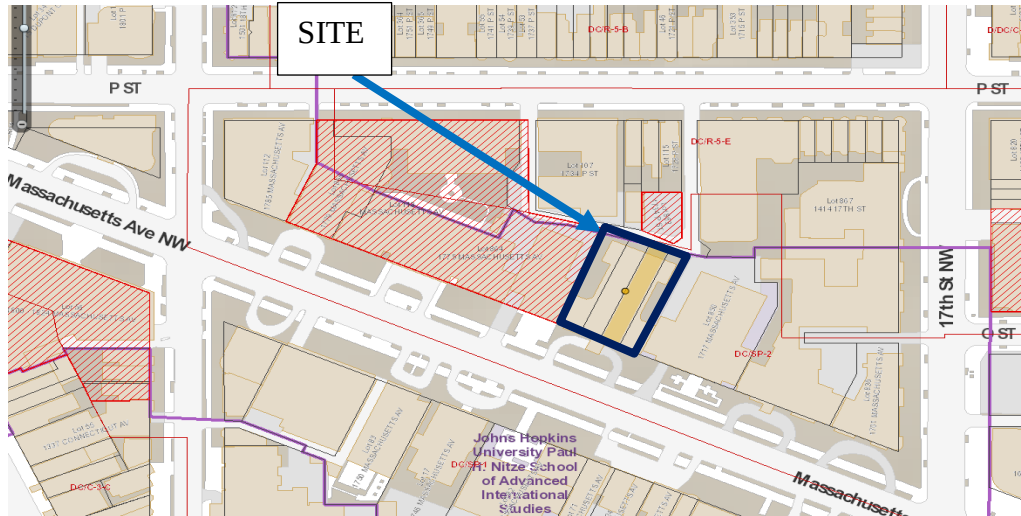
The Office of Planning (OP) **recommends approval of the requested special exception.**

### **II. AREA AND SITE DESCRIPTION**

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:              | 1727 Massachusetts Avenue, NW                                                                                                                                                                                                                                                                                                                                                                                                         |
| Legal Description:    | Square 157, Lots 95 and 96                                                                                                                                                                                                                                                                                                                                                                                                            |
| Ward/ANC:             | 2/2B                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Lot Characteristics:  | The property consists of four adjacent trapezoidal lots which collectively measure 16,206 square feet in land area. The property fronts on Massachusetts Avenue to the south and abuts a public alley of varying widths to the north.                                                                                                                                                                                                 |
| Zoning:               | DC/SP-2<br>DC: Dupont Circle Overlay District<br>SP-2: Special Purpose District; designed to act as a buffer between adjoining commercial and residential areas.                                                                                                                                                                                                                                                                      |
| Existing Development: | The lots are improved with the “Winthrop House” an 8-story apartment building.                                                                                                                                                                                                                                                                                                                                                        |
| Historic District:    | Dupont Circle and Massachusetts Avenue Historic Districts.                                                                                                                                                                                                                                                                                                                                                                            |
| Adjacent Properties:  | To the east of the property at 1717 Massachusetts Avenue is an 8-story building and to the south at 1740 Massachusetts Avenue is an 8-story building, both housing John Hopkins University offices. To the west at 1755 Massachusetts Avenue is a 7-story building which houses the Brookings Institution offices. To the north, and fronting on P Street, are residential uses with buildings ranging in height from 3 to 8 stories. |

|                                           |                                                                                                                |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Surrounding<br>Neighborhood<br>Character: | The subject area is largely comprised of medium to high density office,<br>institutional and residential uses. |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------|

### III. MAPS



Site Location and Zoning



View of Subject Property

### IV. PROPOSAL

The Applicant proposes to convert an 817 square foot area within the cellar level of the existing buildings to office use. No additions or expansion of the existing floor area or building footprint is proposed.

## **V. RELIEF REQUESTED & OP ANALYSIS**

The application proposes to introduce offices use into the existing residential building. Office uses are permitted in SP-2 zones subject to the following criteria:

### **Special Exception** (§ 508)

*508.1 Construction of a new office building or construction of an addition to a building for office use, or conversion of an existing building to office use, shall be permitted in an SP District if approved by the Board of Zoning Adjustment as a special exception under § 3104, subject to the provisions of this section. Construction of Fire Department Administrative Facilities shall also be permitted in an SP District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*

The Applicant proposes to convert a portion of the existing building to office use.

*508.2 [DELETED]*

*508.3 The use, height, bulk, and design shall be in harmony with existing uses and structures on neighboring property.*

Office and residential uses are common in both the square and the neighborhood more broadly. The Applicant is not proposing to change the height, bulk or design of the existing structure, but would renovate 817 square feet of space in the cellar of the building to accommodate the office use. With the limited size of the proposed office space, OP anticipates that the use would be in harmony with neighboring uses and structures.

***508.4 The use shall not create dangerous or other objectionable traffic conditions.***

The 817 square feet of space is much lower than the 2,000 square feet of office space that would trigger a parking requirement. The proposed use should not create dangerous or other objectionable traffic conditions.

*508.5 The Board may require special treatment in the way of design, screening of buildings, accessory uses, signs, and other facilities as it deems necessary to protect the value of neighboring property.*

OP does not propose any special treatments in association with the project.

## **VI. COMMUNITY COMMENTS**

The property is within ANC-2B. The ANC reviewed the proposal at the July 9, 2014 regularly scheduled meeting and recommended approval.

## **VII. HISTORIC PRESERVATION**

The Historic Preservation Office has indicated that they have no objections to the application as the change is wholly internal to the building.

## **VIII. OTHER DISTRICT AGENCIES**

OP has not received comments from any other District agencies.

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