

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Brandice Elliott, Case Manager
 JL Joel Lawson, Associate Director Development Review
DATE: June 23, 2015
SUBJECT: BZA Case 19025, 1827 Adams Mill Road, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception:

- § 712 and § 721.3(t), Prepared Food Shop in C-2 District (18 seats maximum, 29 seats proposed).

II. LOCATION AND SITE DESCRIPTION

Address	1827 Adams Mill Road, N.W.
Legal Description	Square 2580, Lot 521
Ward	1, 1C
Lot Characteristics	The irregularly shaped corner lot is 14,696 square feet in area, with approximately 151 feet of frontage along Adams Mill Road, and approximately 121 feet of frontage along Lanier Place. A 15 foot wide building restriction line is located along Lanier Place, and a 15 foot wide building restriction line is located along a partial section of Adams Mill Road. A ten foot wide alley is located along the southern property line.
Zoning	C-2-A – designed to provide facilities for shopping and business needs, housing, and mixed uses, including office employment centers, shopping centers and medium-bulk mixed use centers.
Existing Development	Mixed use building with ground floor retail and three stories of residential units, currently under construction and permitted in this zone.
Historic District	Not applicable.
Adjacent Properties	To the north, across Lanier Place, is a four story multi-family residential building and a single story dry cleaning facility, both zoned R-5-B. To the south, across the ten foot wide alley, is a three story mixed use development, zoned C-2-B. To the east, is a three story office building, zoned C-2-A. To the west, across Adams Mill Road, are three story row dwellings, zoned R-5-B.

Surrounding Neighborhood Character	The surrounding neighborhood character consists generally of medium density mixed use development, including multi-family residential. Row dwellings are typical in the area west of Adams Mill Road and row dwellings and small apartment buildings are typical east of the site along Lanier Place.
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III. APPLICATION IN BRIEF

This property was the subject of a previous BZA case (reference BZA 18533), which approved relief for rear yard, parking and roof structures, and allowed for the construction of a four story mixed-use building, including ground floor retail and three stories of residential use. The building is currently under construction.

The applicant has requested special exception relief to allow a prepared food establishment with 29 seats, where 18 are permitted by-right. The proposed coffee shop, Philz Coffee, would occupy 2,350 square feet of the retail space at the northwest corner of the building. The applicant has indicated that seating may be provided in the public space along Adams Mill Road, but relief for seating within public space would not be required, as the public realm would be reviewed separately by the Public Space Committee.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

Section 721.3(t) of the Zoning Regulations requires a prepared food shop in the C-2-A District with more than 18 seats to obtain a special exception. The proposed coffee shop is requesting relief to allow 29 interior seats.

V. OFFICE OF PLANNING ANALYSIS

a. Special Exception Relief pursuant to § 712 and § 721.3(t), Prepared Food Shop with more than 18 seats in the C-2 District

i. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

The proposed coffee shop is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The C-2-A District is a mixed-use zone that encourages comingling of residential and commercial uses. Coffee shops are typically gathering spots in residential districts and offer goods and services that are often desired by the community, particularly in mixed-use neighborhoods. While the proposed coffee shop would have 29 seats rather than the 18 permitted by-right, the size of the space is conducive to the number of seats that would be provided, as illustrated in the floor plan provided in the submission. In addition, the proposed use would add to the variety of ground floor uses, including restaurants, retail and other prepared food shops, along the Columbia Road and 18th Street corridors.

ii. Would the proposal appear to tend to affect adversely, the use of neighboring property?

The proposal does not appear to adversely affect the use of neighboring property. The proposed coffee shop would be located along a mixed-use corridor, with the primary entrance oriented toward Adams Mill Road, and a secondary entrance oriented toward Lanier Place, and would primarily serve neighborhood residents. As a result, it is not anticipated that the proposed use would generate significant vehicular traffic. The seating that has been requested would be located inside the suite and appears to be appropriate for the size of the space.

The applicant has indicated that trash would be taken outside the building to the trash room, located near the loading berth. OP would prefer that an interior corridor be constructed for this purpose to eliminate the need to take trash outside along busy public sidewalk. It is anticipated that the applicant will further address this issue during the public hearing.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

Comments from other District agencies have not been received; however, it is anticipated that DDOT will file a report under separate cover.

VII. COMMUNITY COMMENTS

At its regularly scheduled meeting on June 3, 2015, ANC 1C voted unanimously to recommend approval of the requested relief. In addition, two letters in support and one letter in opposition have been submitted to the file.

Attachment: Location Map

Location Map

