NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. BZA 16840

MAR 11 2002

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Board of Zoning Adjustment for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Board:

In response to your request, the National Capital Planning Commission, at its meeting on March 7, 2002, approved the enclosed report to the Board of Zoning Adjustment for a special exception to allow the first floor of an office building in the Naval Observatory Precinct District at 2233 Wisconsin, NW, to be used as a retail sales showroom for motor scooters.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

BZA
Case No. 16840
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16840
EXHIBIT NO.31

NCPC File No. BZA 16840

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

SPECIAL EXCEPTION FOR THE FIRST FLOOR OF AN OFFICE BUILDING IN THE NAVAL OBSERVATORY PRECINCT DISTRICT (NOPD)

2233 Wisconsin Avenue, NW, Square 129, Lot 1006
Washington, D.C.

Report to the Board of Zoning Adjustment

March 7, 2002

Abstract

The Board of Zoning Adjustment has forwarded a request for a special exception to allow first floor retail use in the Naval Observatory Precinct District (NOPD) at 2233 Wisconsin Avenue, NW. The request is for first floor of an office building to be used as a retail sales showroom for motor scooters. The NOPD was established to protect the scientific and security interests of the Naval Observatory grounds, which include the Vice President's residence. The proposed use does not affect the federal interest as it relates to the protection of the Naval Observatory grounds.

Federal Interest

The site of the proposed retail sales showroom at 2233 Wisconsin Avenue, NW, is located adjacent to the Naval Observatory, which includes the residence of the Vice President, and is within the Naval Observatory Precinct District (NOPD).

Authority

Approval of comments to the Board of Zoning Adjustment pursuant to D.C. Municipal Regulations 11-15-1533 (CDCR 11-1533).

Commission Action

The Commission concludes that the proposed retail sales showroom for motor scooters would not affect the federal establishment or identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

BACKGROUND AND STAFF EVALUATION

The Board of Zoning Adjustment (BZA) has submitted, for Commission review and comment, a request for a special exception to allow a change of use for a portion of the first floor of an office building at 2233 Wisconsin Avenue, NW in the Naval Observatory Precinct Districts (NOPD). The NOPD was established to protect the scientific and security interests of the Naval Observatory grounds, which include the Vice President's residence.

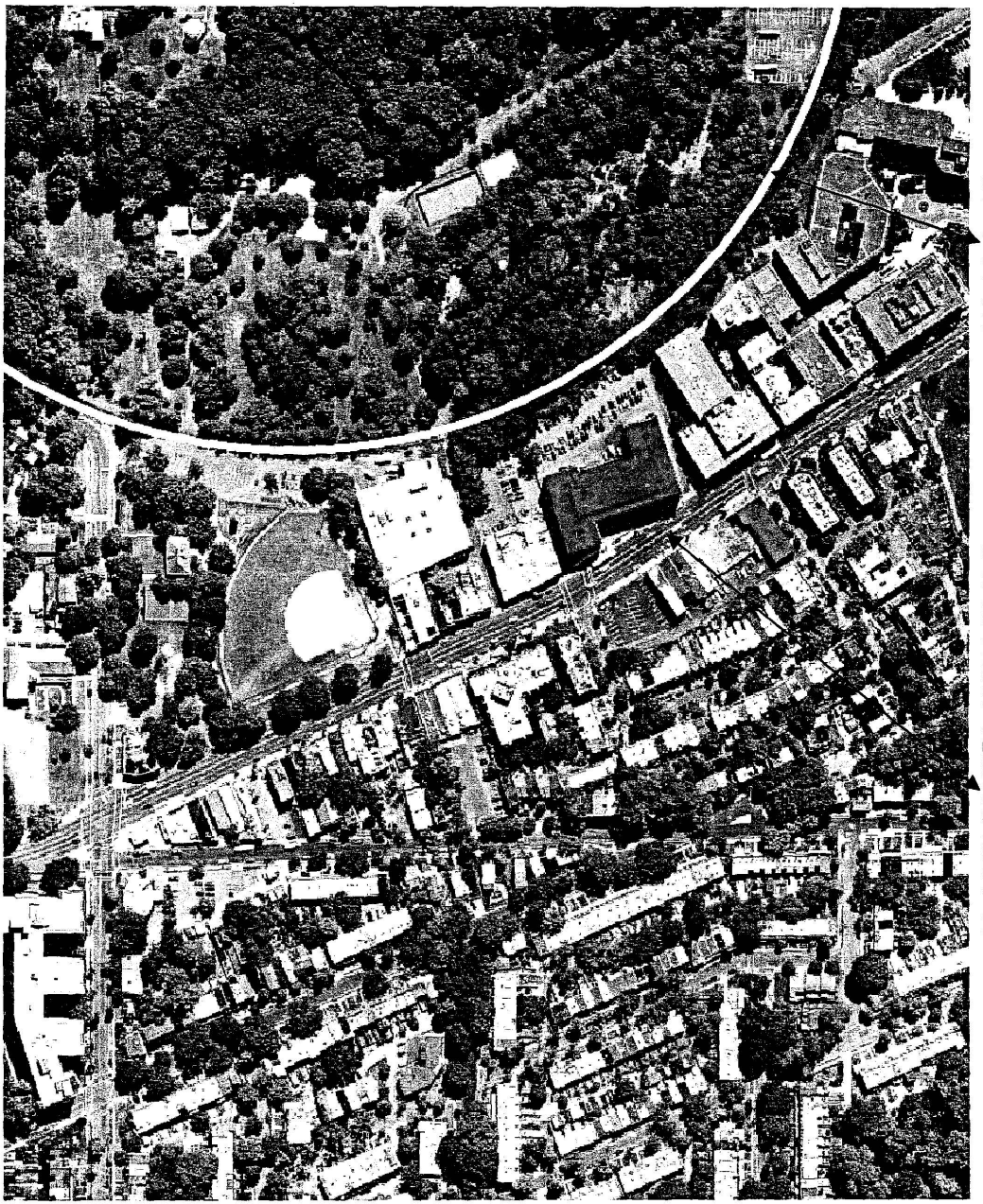
The subject property is located at the intersection of Bentton Place and Wisconsin Avenue, NW in the historic district of Georgetown in Northwest Washington. The area, which consist of 1,200 rentable square feet is currently vacant and not being used. The proposal is to allow a portion of the first floor of the office building to be used as a showroom for Vespa motor scooters. Vespa motor scooters and related accessories, including but not limited to clothing, novelty items, safety gear and equipment will be displayed for retail sales. The Vespa motor scooters will not be test driven or otherwise operated on the premises, in the building, or on the sidewalk areas surrounding the building. Any and all test-driving and/or other operation of the motor scooters will take place in designated parking space areas behind the building.

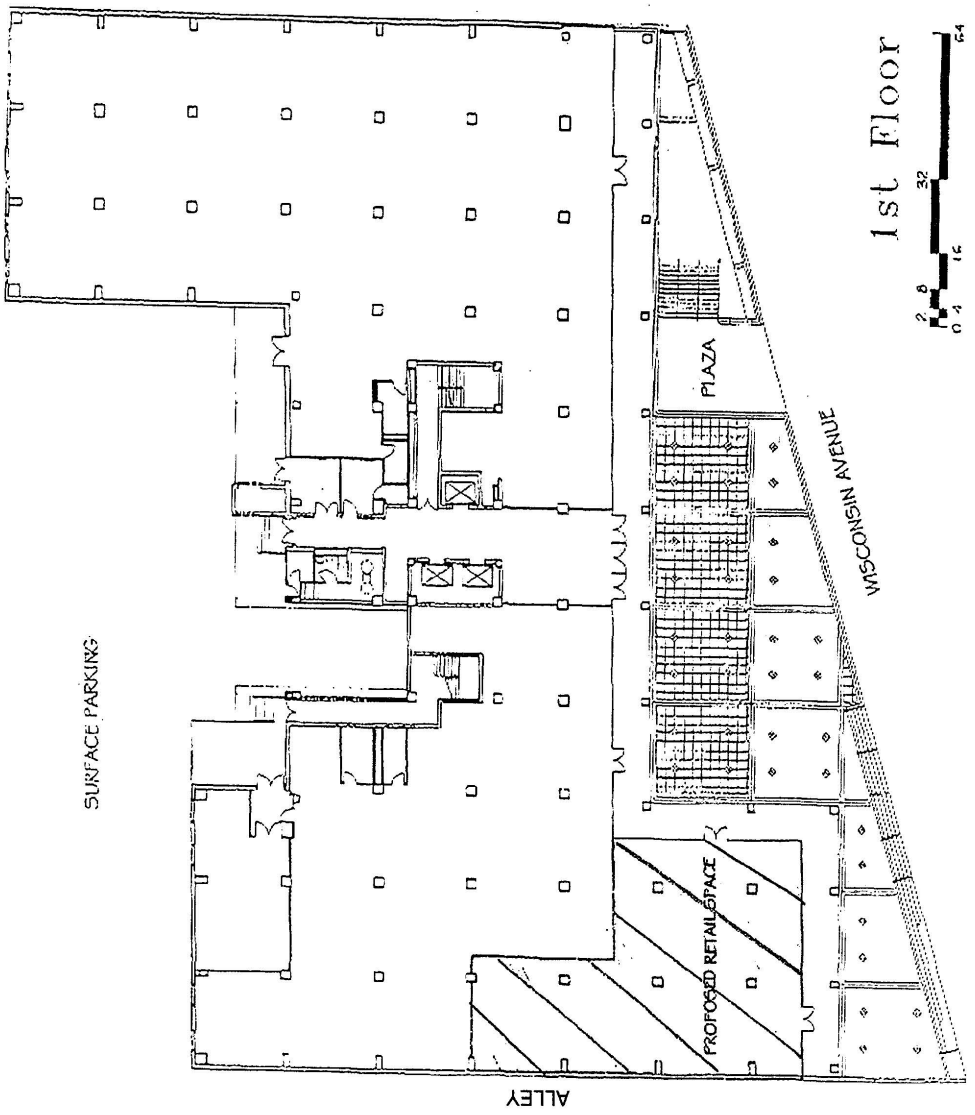
CONSULTATION

Staff consulted with the Department of Navy and the Secret Service, the federal tenants of the Naval Observatory, regarding the proposed new use. Both the Secret Service and the Department of Navy expressed no objection to the proposed special exception request.

FEDERAL INTEREST EVALUATION

The Commission must evaluate and comment on the proposal's potential adverse impact to the federal interest, in this case, the crucial scientific mission performed at the Observatory and the security needs of the Vice President's residence. As noted above, the federal tenant at the Naval Observatory found that the proposal would not impact the federal installation. Staff recommends that the Commission find that the proposed special exception for a portion of the first floor to be used as a retail showroom for motor scooters would not affect the federal establishment or identified federal interest, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.


NAVAL OBSERVATORY
2233 WISCONSIN AVENUE, NW


1st Floor
64
32
16
8
4
2
0
PLAZA
WISCONSIN AVENUE
PROPOSED RETAIL SPACE
SURFACE PARKING
ALLEY