EXHIBIT C. DETAILED STATEMENT OF EXISTING AND INTENDED USE.

The previously-approved facility is scheduled to open for business on or before December 31, 2004, as a Shell service station, and the food mini-mart referenced in the original application and BZA Summary Order is scheduled to open later. The site includes 18 parking spaces, 13 for full-size vehicles and five for compact vehicles, 28% more than the number required.

The service station and mini-mart structure occupies 1,798 sf on a 24,193-sf site, for a Floor Area Ratio (FAR) of 0.07 and a lot occupancy of just 7.4%. With the proposed addition, the total building footprint would be 4,118 sf, increasing the FAR to 0.17 and lot occupancy to 17%. In the C-2-A Zone District, the maximum FAR for commercial structures is 1.5, and there is no maximum lot occupancy for commercial buildings.

To achieve higher and better use of the site, and offer additional retail services meeting customer needs, the Applicant proposes to complete construction of the addition with its common party wall with the existing structure. The addition would be equally divided to provide two retail spaces. Each space could be leased separately to two different tenants providing two different types of services. Or, the spaces could be combined for lease to a single tenant. Interior build-out would be designed and carried out to meet lessee needs.

The Applicant is marketing the proposed leasing opportunities to potential tenants for use of one space, or the combined space, as a fast food restaurant as defined in 11 DCMR §199.1. If a fast food restaurant tenant leases only one of the two spaces, the Applicant intends to lease the second space for a C-2-A matter-of-right retail use.

D.C. ZONING
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Board of Zoning Adjustment
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