

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12675 of Rock Creek Plaza Inc., and 3636 Corporation, pursuant to Sub-section 8207.2, for a special exception under paragraph 3105.43 to permit commercial adjuncts to an apartment house in the R-5-C District at the premises 3636 16th Street, N. W., (Square 2624, Lots 832 and 831).

HEARING DATE: June 21, 1978

DECISION DATE: July 5, 1978

FINDINGS OF FACT:

1. The subject building known as the Woodner Apartments is located facing 16th Street at the intersection of 16th and Oak Streets, N. W.

2. The frontage along 16th Street in this area is developed with a number of medium high density apartment buildings and town house type structures immediately across the street.

3. The Woodner Apartments consist of two sections, that constitute one building. The apartments were erected in 1952-1953, are 12 stories high, contains approximately 1,143 apartments and 350 accessory parking spaces.

4. The top three floors of one of the sections of the Woodner Apartments were operated as a hotel until recently. All hotel use has now ceased and the building is being used for apartments only.

5. Due to the conversion of the hotel into apartments the owner must have Board of Zoning Adjustment approval to continue the commercial adjuncts.

6. The proposed commercial adjuncts to the Woodner Apartment building include, Dentist's and Doctor's office, grocery store, drugstore, beauty salon, clothes boutique, bridge club, party room, coffee shop and a restaurant.

7. The lobby floor is at the 16th Street level and is located between the 4th and 5th floors, the proposed commercial adjuncts in the building will be located on the lobby floor and below.

8. The commercial adjuncts that are proposed as adjunct uses to the apartment building have existed on the premises during the time when the Woodner apartments building was a hotel with the exception that now an additional doctors office is proposed.

9. The restaurant and coffee shop were operated by the hotel management. They will now be leased to independent entrepreneurs.

10. The restaurant will have a seating capacity for 150 guests, the cocktail lounge a seating capacity for 75 guests. and the coffee shop will seat 120 guests.

11. All proposed facilities will have access only through the lobby and will not be visible from the side walk except for the restaurant which will be visible from the side walk and will have direct access from the 16th Street entrance.

12. There are no signs posted on the outside of the building indicating the commercial adjuncts.

13. The Woodner Apartments are located in an area where facilities such as proposed in the subject application are not available within walking distance. The closest shopping area is located at Mount Pleasant Street which is more than a one-fourth of a mile distant from the Woodner Apartments.

14. The Municipal Planning Office in its report dated June 16, 1978 recommended the approval of the application on the grounds that the proposed adjuncts will provide convenient facilities to the residents of the Woodner Apartments and that the commercial adjuncts will be supported substantially by the residents of the building. The Board so finds.

15. Advisory Neighborhood Commission 1-E was notified as to the application; they submitted no recommendation .

16. There was no formal opposition to the application. A property owner within 200 feet of the subject site did voice the following concerns: whether the "super market" was going to be open to the general public; the top floors would be sold to people for \$100,000; that the parking lot should be kept clean. The applicants agreed to make themselves available to discuss and work out with the neighbors any issues arising from the commercial adjuncts and the parking lots.

CONCLUSIONS OF THE LAW:

Based on the record, and the previous operation of the commercial adjuncts the Board concludes that the applicants

have satisfied the requirements of Paragraph 3105.43 and that the special exception requested will be in harmony with the general purpose and intent of the zoning regulations and maps. The Board further concludes that the granting of this application will not tend to affect adversely the use of the neighboring property and the community. Accordingly it is ordered that the application is GRANTED subject to the following conditions.

1. Such uses are limited to the main floor of the building or below.
2. There is no direct entrance thereto from the outside of the building.
3. No part of such adjunct or the entrance thereto is visible from a side walk.
4. No sign or display including the existence of such adjunct is visible from the outside of the building.
5. There be no advertising of the uses in news papers or fliers.

VOTE: 3-0 (Charles R. Norris, William F. McIntosh to grant),
Walter B. Lewis to grant by Proxy, Leonard L.
McCants, Chloethiel Woodard Smith not voting; not
having heard the case.

BY THE ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: _____

25 JUL 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.