

BZA APPLICATION NO. 19887

On December 6, 2017, the Board of Zoning Adjustment approved a request for a special exception for 1822 North Capitol Street, NW, in the RF-1 Zone in Bloomingdale, two blocks north of the site of pending Case 19887 at 1624 North Capitol Street, NW.

A corner store existed at 1822 North Capitol for one hundred years and the applicant sought to change the use to permit a corner store containing an art gallery and accessory prepared food shop. The Office of Planning recommended 10 conditions due to a concern about the increased intensity of use. The conditions, which may be of use while deliberating the current application for a variance for 1724 North Capitol Street, food for thought, follow:

BZA APPLICATION NO. 19623
1822 North Capitol Street, NW

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

• Subtitle U § 254.14, Corner Store Use Subject to the following conditions, which have been provided to the applicant:

1. Hours of operation for the coffee bar shall be 7:00 am to 7:00 pm.
2. Art exhibitions shall end no later than 10:00 pm Monday through Thursday, and 11:00 pm Friday through Sunday.
3. All programs shall be supervised by a minimum of two staff members.
4. A maximum of 30 indoor seats shall be provided.
5. Prepared food deliveries shall not exceed one delivery per day.
6. Coffee bar supplies shall be delivered up to twice per week.
7. All deliveries shall be facilitated through the front door and occur between the hours of 7:00 am to 7:00 pm.
8. All parts of the lot shall be kept free of litter and debris, and commercial trash pick-up shall occur a minimum of twice per week.
9. There shall be no on-site cooking of food or installation of grease traps.
10. There shall be no sale of alcoholic beverages for on-site consumption.

This Board incorporated most of the conditions into the Order:

It is therefore ORDERED that this application is hereby GRANTED AND, PURSUANT TO SUBTITLE Y § 604.10, SUBJECT TO THE APPROVED PLANS AT EXHIBIT 45 AND WITH THE FOLLOWING CONDITIONS:

1. Hours of operation for the coffee bar shall not exceed 7:00 am to 7:00 pm.
2. Art exhibitions shall end no later than 10:00 pm Monday through Thursday, and 11:00 pm Friday through Sunday.
3. All programs shall be supervised by a minimum of two staff members.
4. A maximum of 62 indoor seats shall be provided daily activities.
5. All deliveries shall be facilitated through the front door and occur between the hours of 7:00 am to 7:00 pm.
6. Indoor seating may be increased up to 110 seats for special events, with up to 2 special events per week.
7. All parts of the lot shall be kept free of litter and debris, and commercial trash pick-up shall occur a minimum of twice per week.
8. There shall be no on-site cooking of food or installation of grease traps.
9. There shall be no sale of alcoholic beverages for on-site consumption.

VOTE: 4-0-1 (Frederick L. Hill, Robert E. Miller, Lesylleé M. White, and Carlton E. Hart, to APPROVE; one Board seat vacant.)