

SUPPLEMENTAL MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Shepard Beamon, Development Review Specialist
JL Joel Lawson, Associate Director Development Review
DATE: April 18, 2025

SUBJECT: BZA Case 19887A: Request for Modification of Significance to eliminate Condition 10 (BZA Order 19887) to allow trash and recycling disposal and storage in an outside enclosed area at 1724 N. Capitol Street NW.

I. BACKGROUND

At its April 9, 2024 public hearing, the Board determined that additional information was needed from the applicant and requested the Office of Planning provide revisions to the proposed modifications to Condition 10 to further address storage and disposal of waste and recycling. The applicant is requesting a modification to the conditions approved in the original case to not require the internal storage of trash, recycling and grease and instead allow outdoor storage.

Below is OP's recommendation for the proposed modified language for Condition 10:

*The Applicant shall remove trash and garbage, ~~and grease~~ from the property at least three times per week. **The Applicant shall remove grease from the property on a regular basis as required for business operations.** The Applicant shall remove recycling at least once per week. All such removal shall occur during morning hours. The Applicant shall retain a private contractor for all such removal. The Applicant shall ensure that the contractor(s) shall not block traffic or impede traffic flow. ~~All trash, garbage, grease, and recycling shall be stored in an internal location.~~*

All trash, garbage, grease and recycling shall be properly stored internally or in a fully covered outdoor enclosure that should not be moved from the approved location. The trash enclosure should be properly closed and locked when not in use, and cleaned and maintained at a minimum of once a week. The enclosure must be constructed out of materials compatible with the historic district.

II. RECOMMENDATION

OP continues to recommend that the Board not eliminate Condition 10 but instead modify the language to help address potential issues that could be associated with a separate outdoor trash enclosure for this use and location. OP has discussed this revised language with the applicant, who has indicated agreement. Since the last public hearing, the applicant has provided additional information to the record. OP continues to recommend that the applicant take proper measures to ensure all waste and recycling are disposed of and stored to not attract rodents or produce any drainage and odors.

OP has received comments from the Historic Preservation Office stating the trash enclosure will need to be constructed out of materials compatible with the historic district (Bloomingdale) and/or

screened with landscape improvements that restore the condition of the parking as a landscaped element of the public space. The existing plastic shed does not fit these conditions, so potential screening elements could include brick garden walls, raised terraces of landscape or evergreen plantings to screen the enclosure, or some combination of similar elements. These comments are only applicable contingent upon approval from the Public Space Committee and DDOT. OP has included additional language to the proposed revisions to Condition 10 to reflect HPO comments.