



**SUPPLEMENTAL REPORT**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Matt Jesick, Case Manager  
Joel Lawson, Associate Director for Development Review

**DATE:** November 8, 2019

**SUBJECT:** BZA #20134 – 7100 Georgia Avenue, NW – Walter Reed – Request for special exception relief for the length of retail frontage – Supplemental Memorandum

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OP’s original report for this BZA case is filed at Exhibit 31, and recommended approval of the requested special exception request subject to conditions. The report noted that the applicant had been advised of the conditions, and was reviewing them. The applicant subsequently provided the Office of Planning (OP) feedback regarding the proposed conditions. The following draft conditions highlight changes to the conditions, based on applicant feedback. OP continues to recommend that the Board **approve** the requested special exception, subject to the revised conditions below, which would help to ensure the commercial frontage in question achieves an active and interesting streetscape and eliminate blank walls, in conformance with the intent and purposes of the WR-2 zone, as referenced by the special exception criteria of K § 921.

- Any tenant occupying the leasable space shown as “0102 Retail Tenant” in the floor plan in Attachment 1, or occupying any portion of that space that fronts on Elder Street, shall provide windows on Elder Street that provide visual access into the leasable space, as described in this condition. Transom windows located 8’ or more above the adjacent grade shall not be subject to the limitations of this condition.
  - If the use is an eating or drinking establishment use, the windows shall provide open views into either the seating or bar areas, or into an active kitchen food preparation area. However, tenant signs or displays applied to the window and digital displays mounted immediately behind a window may cumulatively occupy up to 25% of the total horizontal width of any individual window.
  - If the use is a retail, ~~or service, or other commercial~~ use, the windows shall provide open views into publicly accessible areas of the ~~retail or service~~ use, such as a shopping aisle. Display cases or other furnishings, **not including chairs,** shall not block the windows; However, tenant signs or displays applied to the window and digital displays mounted immediately behind a window may cumulatively occupy up to 25% of the total horizontal width of any individual window. Any shelves shall be placed no closer than **five six** feet to the windows, or, if projecting show windows are present, **five six** feet from the exterior plane of the main façade.
- An **Office use, as defined in Subtitle B § 202.2(x),** shall not be permitted in the leasable space shown as “0102 Retail Tenant” in the floor plan in Attachment 1.

### Attachment 1 Floor Plan of the Leasable Area in Question

