

# BZA Application No. 20622

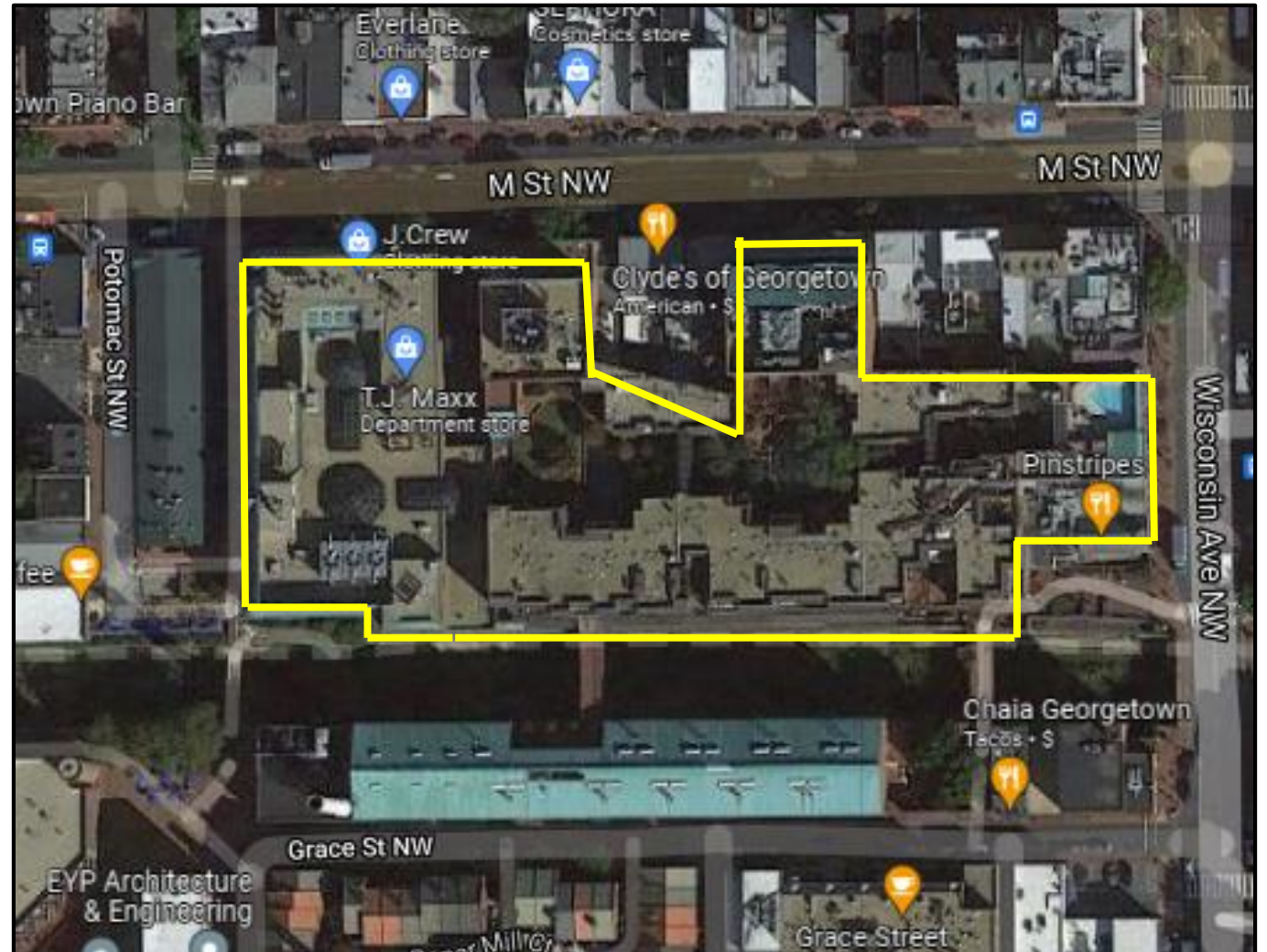
Jamestown Premier Georgetown Park Corporation

*Board of Zoning Adjustment Public Hearing  
February 9, 2022*



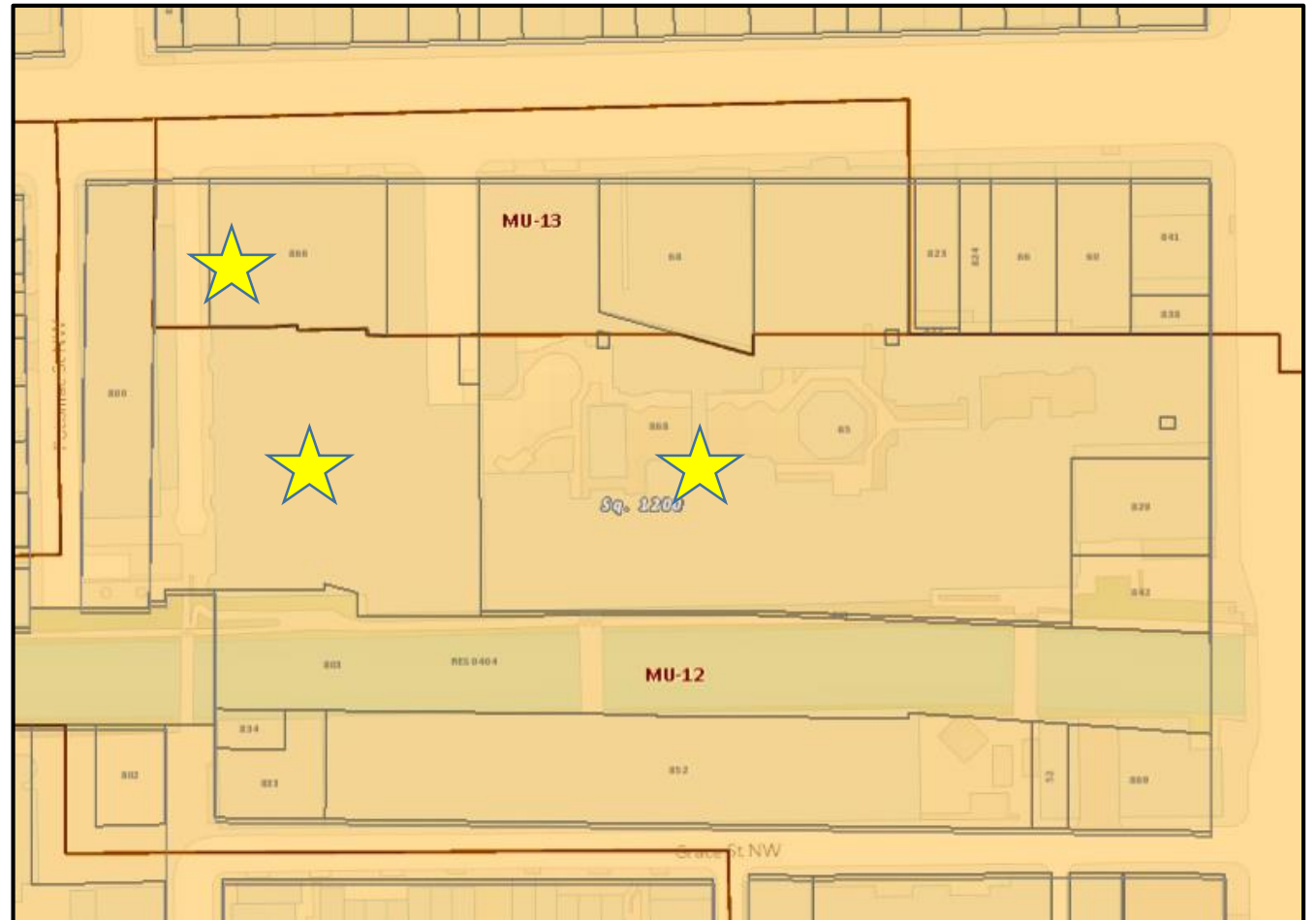
# Site Location

- Lots 866, 867, and 868 in Square 1200.
- Improved with the Georgetown Park Mall.
- Frontage along M Street, NW, Wisconsin Avenue, NW, and the C&O Canal.



# Zoning: MU-12 and MU-13

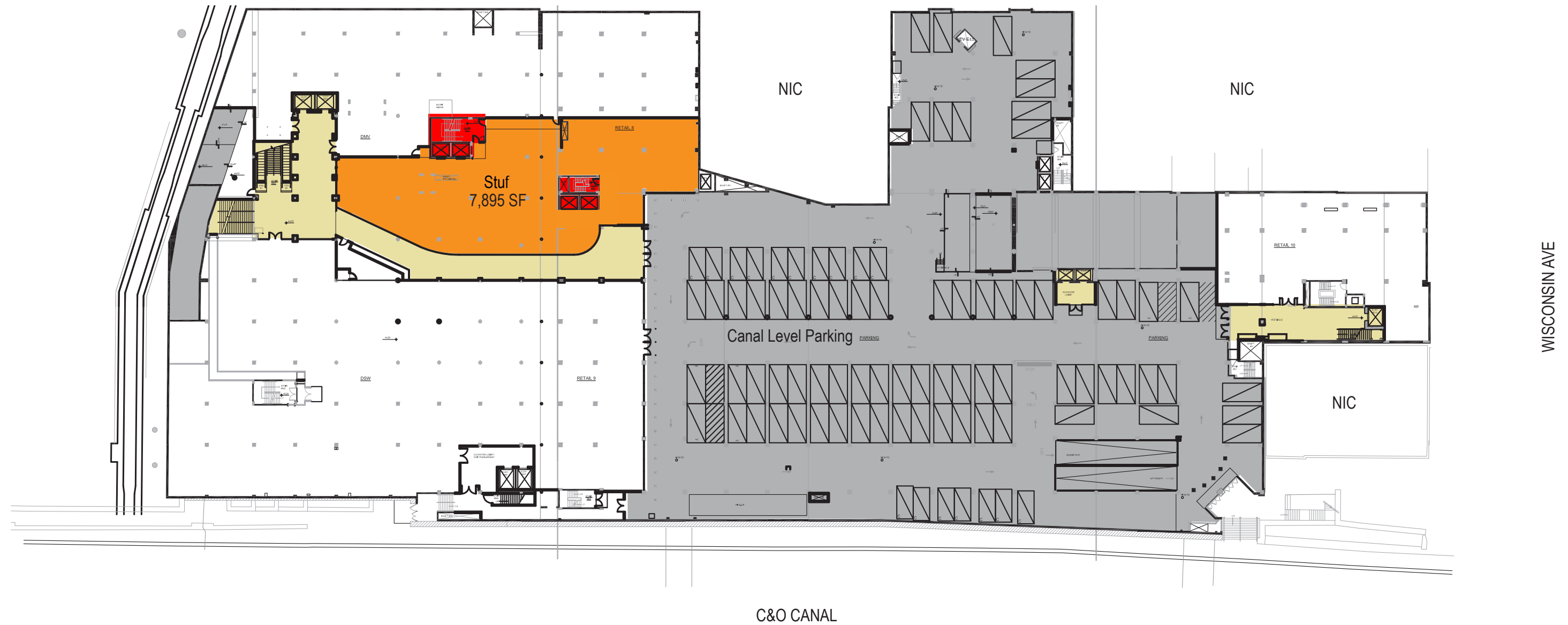
- Property is split zoned:
  - MU-13 along M Street.
  - MU-12 further to the south.
- MU zones designed to provide facilities for housing, shopping, and business needs, including residential, office, service and employment centers. 11-G DCMR § 100.2.



# Application Overview

- Requesting approval of:
  - **Special exception** pursuant to Subtitle X § 901.2 and Subtitle U § 508.1(j) to allow self-storage establishment in the MU-12 / MU-13 zone.
    - PDR use pursuant to Subtitle B § 200.2(z)(3).
- Summary of Support
  - **Office of Planning**: Report in support with no conditions (Ex. 30).
  - **DDOT**: No objection to approval of application (Ex. 29).
  - **ANC 2E**:
    - Met with ANC on January 6, 2022.
    - ANC voted in unanimous support (6-0-0) (*see* Ex. 25).

- Tenant Premises
- Elevators to Loading Dock





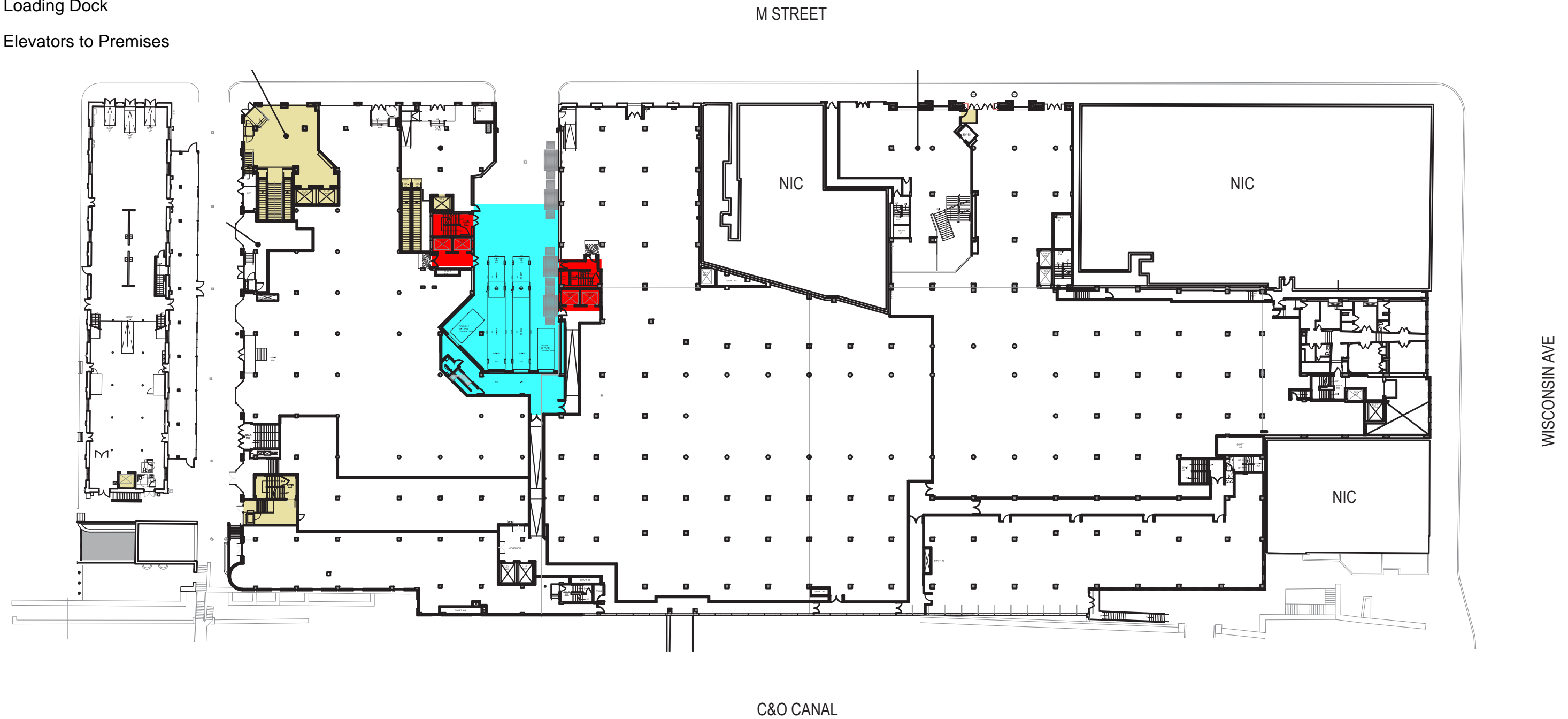
PLEASE NOTE: ALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS ARE NOT TO BE USED FOR ANY FINAL DESIGN DOCUMENTS OR FOR CONSTRUCTION. TENANT/ CONTRACTOR/ ARCHITECT SHALL FIELD MEASURE ALL EXISTING CONDITIONS.

CANAL LEVEL  
 SCALE: 1" = 50'-0"



Board of Zoning Adjustment  
 District of Columbia  
 CASE NO. 20622  
 EXHIBIT NO. 6

-  Loading Dock
-  Elevators to Premises



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M STREET LEVEL



SCALE: 1" = 50'-0"



# Standard of Review – Self-Storage Use

<p align="center"><b>Subtitle U § 508.1(j)</b>  <b><i>Production, distribution, and repair uses, subject to the following conditions:</i></b></p>	<p align="center"><b>Justification</b></p>
<p>1. <i>The facility shall be designed to enhance the visual and recreational opportunities offered by the waterfront;</i></p>	<ul style="list-style-type: none"> <li>• Not applicable</li> <li>• No new construction proposed, thus no impact to waterfront activities</li> </ul>
<p>2. <i>The use shall comply with the standards of external effects and shall have no adverse effects on other uses on the same or adjoining properties;</i></p>	<ul style="list-style-type: none"> <li>• All storage activities contained within below-grade tenant space</li> <li>• Tenants will be encouraged to use loading dock as primary point of access, subject to permitted hours (7:00 am – 7:00 pm)</li> <li>• Intended as an urban amenity / seasonal storage</li> <li>• No disruptions to condo owner or other mall tenants</li> </ul>
<p>3. <i>The use shall not results in dangerous or otherwise objectionable traffic conditions;</i></p>	<ul style="list-style-type: none"> <li>• Drop-off/pick-up activities are confined to very specific areas</li> </ul>
<p>4. <i>There shall be adequate off-street parking for trucks and other service vehicles; and</i></p>	<ul style="list-style-type: none"> <li>• Property includes underground parking garage that exceeds parking requirements (642 spaces)</li> <li>• Users likely to only need standard-sized vehicles, given items that can be accommodated by storage units. For other users, M Street loading dock will be made available, subject to permissions.</li> </ul>
<p>5. <i>There shall be no outdoor storage of materials.</i></p>	<ul style="list-style-type: none"> <li>• No outdoor storage</li> </ul>

# Standard of Review – General Special Exception Criteria

<p align="center"><b><u>Subtitle X § 901.2</u></b></p> <p align="center"><b><i>The Board of Zoning Adjustment is authorized ... to grant special exceptions ... where, in the judgment of the Board of Zoning Adjustment, the special exceptions:</i></b></p>	<p align="center"><b>Justification</b></p>
<p><i>Will be in harmony with the general purposes and intent of the Zoning Regulations and Zoning Maps;</i></p>	<ul style="list-style-type: none"> <li>Proposed self-storage use is consistent with MU zones (“provide facilities for housing shopping, and business needs”). See 11-G DCMR § 100.2.</li> <li>Supports urban living objectives.</li> </ul>
<p><i>Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and</i></p>	<ul style="list-style-type: none"> <li>Location has been strategically selected to prevent potential conflicts with pedestrians at the street level and potential disturbances to adjacent residents/tenants.</li> <li>Proposed use is appropriate for underground location that has never been leased.</li> </ul>
<p><i>Will meet such special conditions as may be specified by this title.</i></p>	<ul style="list-style-type: none"> <li>Application satisfies conditions of Sub. U § 508.1(j).</li> </ul>



Q&A