



MEMORANDUM

TO: District Board of Zoning Adjustment

FROM: Maxine Brown-Roberts, Project Manager
 Joél Lawson, Associate Director Development Review

DATE: May 6, 2014

SUBJECT: BZA Application #18751 – Special Exception relief to permit a Prepared Food Shop at 1535 7th Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) **recommends approval** of the requested special exception pursuant to the provisions of Sections 721.3(t), 712.1 and 3104 for a prepared food shop establishment.

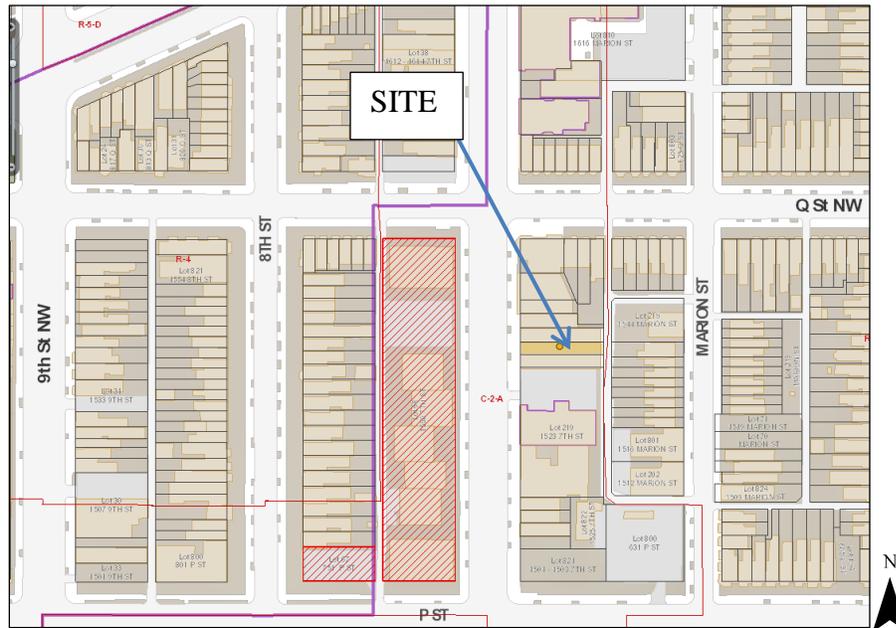
The property is non-conforming to rear yard and parking which are existing situations. The prior laundromat use and the proposed coffee shop use are in the same “retail/service” use category for parking. Since no parking was provided for the laundromat and there is no expansion on the size of the building there continues to be no parking requirement.

II. AREA AND SITE DESCRIPTION

Address	1535 7 th Street, NW
Legal Description	Square 445, Lots 118 and 119
Ward/ANC	6/ANC-6E
Lot Characteristics	The lot is rectangular shaped with a lot area of 3,712.5 square feet (110 feet by 33.75 feet) and abuts 7 th Street in front and a rear 10-foot wide alley.
Existing Development	The property is developed with a single-story commercial building spans the full width of the lot and has a 3.5 foot rear yard.
Zoning	C-2-A: This district is designed to provide facilities for shopping and business needs, housing and mixed uses for large segments of the District of Columbia outside of the central core.
Historic District	Not within a historic district.
Adjacent Properties	To the property’s south is the 2-story, George M. Barker Company Warehouse (a historic site) and Bread for the City in the C-2-A zone; to the north is a 2-story commercial building in the C-2-A zone; to the east are 2-story rowhouses in the R-4 zone; and to the west are the Kelsey Gardens apartments (PUD) zoned C-2-C.
Surrounding Neighborhood Character	The surrounding community is a mixture of retail, apartments and rowhouses uses mostly in one and 2-story buildings.



III. MAPS



Site Location and Zoning



Picture of Subject Building

IV. PROJECT DESCRIPTION IN BRIEF

The application proposes that the prepared food shop would occupy the existing 3,597.95 square feet of retail space which formerly housed a laundromat. The space would accommodate a coffee roaster and café and would serve coffee, tea and baked goods. The building does not provide any on-site parking and loading would be from the alley.

V. RELIEF REQUESTED and ANALYSIS

The applicant request special exception relief pursuant to Sections 721.3(t), 712.1 and 3104 for a prepared food shop in the C-2-A district.

721.3 (t) Prepared food shop, except that in a C-2-A District, a prepared food shop with greater than eighteen (18) seats for patrons shall only be permitted by special exception pursuant to 11 DCMR § 712.

712.1 A Prepared Food Shop with more than eighteen seats for patrons shall be permitted in a C-1 District as a special exception if approved by the Board of Zoning Adjustment under § 3104 provided that no drive-through shall be permitted.

A drive-through window is not proposed.

Special Exception Relief - §3104

(a) Will the special exception be in harmony with the general purpose and intent of the Zoning Regulations and Maps?

Prepared food shops are permitted by special exception in the C-2-A zone. The property has always housed a commercial use with the prior use being a laundromat. The property is non-conforming to rear yard and parking and would not change with the proposed use. As such, the requested special exception would be in harmony with the purpose and intent of the zoning regulations.

(b) Will the special exception tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Maps?

The proposed use will be along a street with a variety of small commercial uses. The property is separated by a 10-foot wide alley from a residential district and residential uses to the east of the site. It is envisioned that the coffee shop would mainly serve residents of the community who would walk, bike, or arrive by Metro to the location. All patrons would enter and exit from 7th Street and therefore should not be in the alley adjacent to residences. Additionally, the activities within the building which would accommodate customers would be close to the 7th Street entrance while the rear portion of the building, closer to the residences, would have the storage and office uses thereby minimizing or eliminating noise.

The coffee shop would operate daily between the hours of 8:00 am and 8:00 pm. Trash would be stored in two, 65 gallon, covered receptacles to the rear of the building to be collected by commercial trash haulers. The used coffee beans would be stored internally in special containers to be recycled. Therefore, approval of the requested special exception should not have an adverse effect on neighboring property.

VI. COMMUNITY COMMENTS

The property is within ANC-6E. At its March 4, 2014 meeting, the ANC voted unanimously to recommend approval of the application.

VII. CONCLUSION

The application satisfies the provisions set forth in § 721.3(t), 712.1 and 3104 for special exception relief to permit a prepared food shop in the C-2-A zone. The use at this location is consistent with other neighborhood establishments and would not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Map as outlined in the report above.