

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

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

DATE: July 12, 2016

SUBJECT: Minor Modification Request – BZA #18906A – 1337 Connecticut Ave., NW – Variance and Special Exception relief in order to establish an inn

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval as a minor modification** of the proposed changes to the approved plans for 1337 Connecticut Avenue.

II. BACKGROUND AND PROPOSAL

On June 30, 2015, the Board voted to approve case #18906, which included variance and special exception relief to allow the establishment of an inn. The plans included the addition of a 6th floor onto the existing 5 story building. The existing retail use would remain on the ground floor, office use would be located on the 2nd floor, inn use on the 3rd, 4th and 5th floors, and inn and restaurant uses on the 6th floor. The current proposal would amend the plans to:

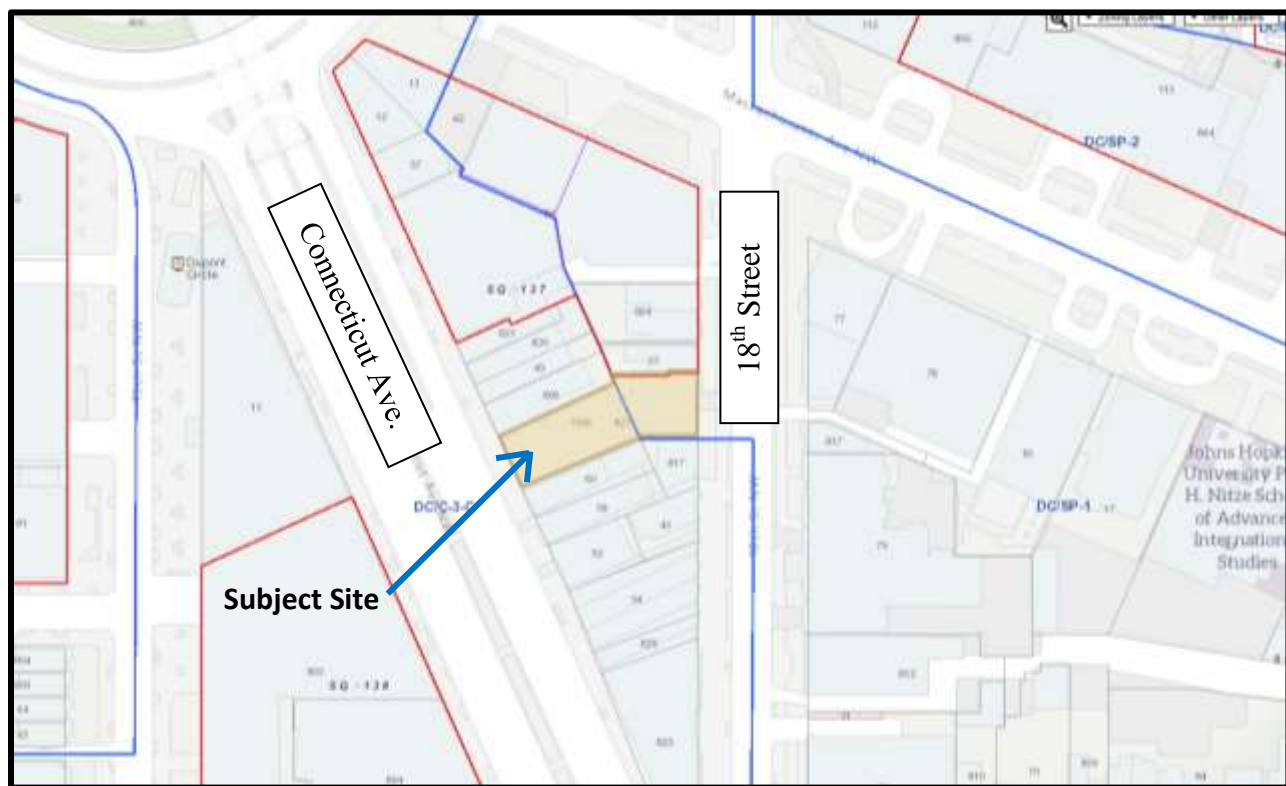
1. Replace the office use on the 2nd floor with additional inn space;
2. Replace the restaurant use on the 6th floor with additional inn space;
3. Reduce the amount of parking in the garage from 7 to 6 spaces.

The proposal would increase the number of inn rooms from 50 to 73. The applicant has not requested any further zoning relief, and only request a modification to the building plans.

III. LOCATION AND SITE DESCRIPTION

Address	1337 Connecticut Avenue, NW
Applicant	Endeka Enterprises, LLC and 1320 Penelope, LLC
Legal Description	Square 137, Lot 55
Ward and ANC	2, 2B
Zoning	Split zoned DC/SP-1 and DC/C-3-C; Approval of case #18906, pursuant to § 2514, moved the zoning line 35 feet to the east, so that the majority of the site is subject to the C-3-C zone.

Lot Characteristics	Through-lot bound by Connecticut Avenue on the west and 18 th Street on the east. The zone boundary line traverses the lot in a north-south direction, dividing the lot into a C-3-C portion on the west and an SP-1 portion on the east. The subject property has an area of approximately 7,799 square feet.
Historic District	Dupont Circle Historic District - non-contributing structure
Existing Development	Existing five-story office building, built in 1952. The building includes a rear addition fronting 18 th Street which was built in the mid-1980s. Retail on the ground floor facing Connecticut. The building also includes a small garage accessed from 18 th Street.
Adjacent Properties	Similarly scaled four-story buildings on each side. West side of Connecticut Avenue has 8 to 11 story office buildings with ground floor retail. A residential apartment building is located across 18 th Street. The property is located 300 feet from the Dupont Circle metro southern entrance.
Surrounding Neighborhood Character	The neighborhood has a mix of office, retail and residential uses.



IV. ANALYSIS

The applicant requests approval of the proposed changes as a minor modification to the approved plans, which the Board may grant pursuant to § 3129. A modification may be considered minor, and therefore not require a public hearing, if the revisions “do not change the material facts upon which the Board based its original approval of the application” (§ 3129.6).

The Office of Planning views the proposal as not altering the facts upon which the original approval was evaluated. The evaluation of the original relief granted¹ would be the same given the currently proposed use mix. Based on the drawings submitted, it also seems that the appearance and form of the building would not be altered by the change in use. OP believes that foot and vehicular traffic to the site could be reduced by changing from restaurant and office uses to an inn use. The loading demands for the building could also go down from the uses that were previously approved. The applicant does not seek to alter any of the loading management or traffic demand management conditions of Order #18906. The present application, therefore, does not change the basic facts of the original approval, and OP recommends approval as a minor modification.

V. COMMENTS OF OTHER DISTRICT AGENCIES

OP is not aware of comments from any other District agency.

VI. COMMUNITY COMMENTS

As of this writing OP has not received any comments from the community.

¹ Case 18906 granted relief for penthouse setback, inn use in the SP-1 zone, court dimension, parking, loading, and shifting a zone boundary line on a lot.