

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: September 6, 2019

SUBJECT: BZA Case 20091 (609 H Street, N.E.) to permit an establishment that has as a principal use the administration of massages

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief:

- Subtitle H § 1107.1(h)(2), to permit an establishment that has as a principal use the administration of massages.

II. LOCATION AND SITE DESCRIPTION

Address	609 H Street, N.E.
Applicant	Amani Enterprises, LLC
Legal Description	Square 859, Lot 837
Ward, ANC	Ward 6, ANC 6C
Zone	NC-11
Lot Characteristics	Irregular shaped corner lot with rear alley access
Existing Development	5-story mixed-use building with ground commercial space and residential on the upper floors
Adjacent Properties	North: Across H Street, 8-story mixed-use residential and commercial office building South: Row houses and an apartment building East: Across 6 th Street, one-story commercial building West: 9-story mixed-use residential and commercial office building
Surrounding Neighborhood Character	Commercial, residential and institutional uses along H Street, with lower density commercial uses to the north and south
Proposed Development	Administration of massages as a principal use

III. OFFICE OF PLANNING ANALYSIS

a. Special Exception Relief from Subtitle H § 1107.1(h)(2), An establishment that has as a principal use the administration of massage.

i. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

The proposed use is permitted by special exception in the NC-11 zone, a neighborhood commercial zone. It would be located on a street activated by other commercial uses, as permitted by the zoning.

ii. Would the proposal appear to tend to affect adversely, the use of neighboring property?

The proposed use should not have an adverse effect on neighboring properties. The hours of operation are proposed to be 9:00 am to 9:00 pm, Monday through Friday, 10:00 am to 8:00 pm on Saturday, and 10:00 am to 6:00 pm on Sunday. Clients are expected to come mainly from the surrounding neighborhood, minimizing the impact on traffic. The site is also well served by public transportation, including buses, street car and Metrorail. As a quiet low-intensity use, the proposed massage establishment would generate little or no noise, illumination, vibrations or odors.

IV. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies as of the date of the filing of this report.

V. COMMUNITY COMMENTS TO DATE

No comments were received from ANC 6C as of the date of the filing of this report.

Attachment: Location Map

