

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12516 of Watergate Improvement Associates, pursuant to Sub-sections 7501.4 and 7501.5 of the Zoning Regulations, for further processing of a planned unit development to permit interior alterations for the expansion of the Watergate Pastry Shop in the SP District at the premises 2534 Virginia Avenue, N. W., (Square 8, Lot 19).

HEARING DATE: October 25, 1977
DECISION DATE: November 2, 1977

FINDINGS OF FACT:

1. The Watergate Complex is located at the intersection of Virginia Avenue, New Hampshire Avenue and Rock Creek Parkway, N. W. and is in an SP District.

2. Applicant is requesting a further processing of a planned unit development to permit interior alterations to allow for the expansion of the Watergate Pastry Shop.

3. The original PUD application for the Watergate Complex received preliminary approval from the Zoning Commission on July 17, 1962. Subsequently, the applicant processed four stages of construction through the Board of Zoning Adjustment (Cases Nos. 4903, 7234, 8117 and 9303) in accordance with the provisions of Article 75 of the Zoning Regulations. Following approval of Stage IV, the applicant reapplied to the Zoning Commission for an amendment to the original order to change the shape and placement of Building I and to provide for a combination of vertically separated residential and office uses. That amendment was approved by the Zoning Commission on December 18, 1968. The applicant then received approval from the BZA for a modified Stage IV (Case No. 9919). The original PUD order was further amended on November 15, 1974, (Case No. 72-23) to allow general office uses in the building known as the Watergate 600 office building. On February 12, 1976, an amendment to the Zoning Commission's original order permitted general office uses in the building known as Stage II office building at 2600 Virginia Avenue, N.W.

4. The site for the planned expansion of the Pastry Shop is located in the truck tunnel at the B-2 level of the Stage I portion of the Watergate Complex. Applicant would separate the baking end of the pastry trade from the finishing end. The new area would be an annex to the existing bakery for the production of pastry and would not be engaged in any retail sales.

5. The retail sales would continue to be conducted from the present bakery location which fronts on the mall of the Watergate project.

6. The space in question is presently used for housing of trash receptacles and five parking spaces. No additional space will be constructed. Two walls and a ceiling will be erected.

7. The area which is proposed to be modified to house the additional pastry unit totals approximately 1,700 square feet. The existing bakery has approximately 2,130 square feet.

8. The applicant has testified that overall trash collection facilities and parking facilities for the retail establishments will remain adequate. There are approximately 1,150 parking spaces where only 645 would be required by the Zoning Regulations. 400 square feet will continue to be available for trash storage. Trash will be picked up twice a day, as opposed to present once a day pick up.

9. The existing square footage of retail space in the Watergate complex totals about one-half of the 94,000 square feet originally approved by the zoning Commission.

10. The Municipal Planning Office by report dated October 31, 1977 recommended approval of the proposed modification as it is consistent with the standards and guidelines for the Watergate as approved and subsequently modified by the Zoning Commission and the modification is in keeping with the spirit and intent of Article 75 of the Zoning Regulations.

11. There was no opposition to the application.

12. Advisory Neighborhood Commission 2A filed no report on the application.

CONCLUSIONS OF LAW:

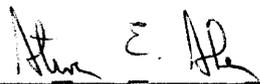
Based on the record the Board is of the opinion that the subject proposed expansion complies with the standards and guidelines for the Watergate Complex as approved by prior actions of the Zoning Commission. The modification may be permitted by the Board under the authority of Sub-section 7501.5. Accordingly, it is ORDERED that the application is GRANTED.

VOTE:

4-0 (Chloethiel Woodard Smith, William F. McIntosh, Charles R. Norris and Leonard L. McCants to grant, Walter B. Lewis not voting not having heard case)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER:

2 DEC 1977

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.