

that the expansion and the addition will increase significantly the overall number of customers coming to the site.

13. One of the nine parking spaces will be reserved for the residential tenant. The remaining eight spaces will be restricted for use by employees only.

14. A transportation consultant testified that there is an ample supply of parking spaces available for shoppers, clients and visitors nearby, both on-street and off-street. Monthly spaces are available at parking facilities within walking distance for additional employees who choose to drive an automobile to work. In addition to the metered spaces on Wisconsin Avenue, Prospect Street, M Street and N Street, there is a parking lot sixty feet to the south of the subject site, a lot and a garage on Prospect Street just west of Wisconsin Avenue, and a garage on the west side of Wisconsin Avenue just below M Street.

15. Wisconsin Avenue is an arterial street that begins a quarter of a mile to the south of the subject site and extends northerly and westerly through the District of Columbia and beyond to Rockville, Maryland. It is one of two principal streets that serve Georgetown. On an average day it carries approximately 20,000 vehicles past the site.

16. The other principal street serving Georgetown, M Street, carries east-west traffic about a half block to the south of the site. On an average day, it carries approximately 30,000 vehicles.

17. The intersection of Wisconsin Avenue and M Street is controlled by a multi-phase traffic signal. It operates at level of service "D" during peak hours. Other nearby intersections include Wisconsin Avenue and Prospect Street and Wisconsin Avenue and N Street, both of which operate at level of service "A."

18. Public transportation is provided by Metrobus routes 30, 32, 34 and 36 on both Wisconsin Avenue and M Street and by Metrobus routes 38B, 38C, 5K, 5W and D3 on M Street.

19. There will be no loss of parking spaces by virtue of the construction of the building addition. The nine off-street spaces presently provided do not adversely affect the street system.

20. With the addition of six Britches employees, there is a demand for approximately two parking spaces. There will be a net decrease of four employees when the existing tenant, "Something Special," moves out. The number of

available off-street spaces within one block of the property is 443, including 290 spaces in garages and 153 spaces in lots. Both of the garages and one of the lots have monthly parking spaces available. Surveys made of space utilization indicate that there are ample spaces available to meet the demand generated by the subject site due to a vacancy rate of approximately twenty-five percent, or 110 spaces, at any given time.

21. The Commission of Fine Arts, has given the proposal its conceptual approval.

22. Advisory Neighborhood Commission 2E, by report dated September 8, 1983, reported that it voted to approve the application with the understanding that (1) the parking area at the rear continue to be used for employee parking; (2) the area be secured after store hours; and (3) accessible parking spaces be set aside for any occupied residential apartment or offices in accordance with parking provisions in the Zoning Regulations relating to structures located in a C-2-A District. The Board concurs with the ANC recommendation. The Board will so condition the grant of the application.

23. There was no opposition to the application either at the Public Hearing or on file.

CONCLUSIONS OF LAW AND OPINION:

Based on the record the Board concludes that the applicant is seeking a special exception, the granting of which requires compliance with Sub-section 7203.1 and 8207.2 of the Zoning Regulations. The Board concludes that the applicant complies with the requirements of Sub-section 8207.2 of the Zoning Regulations, for a special exception under Sub-section 7203.1. Approval of the reduction of required parking spaces for a proposed renovation of and addition to a building used as offices, retail, and dwelling in a C-2-A District does not create dangerous or otherwise objectionable traffic conditions. The parking spaces will not be used by customers or visitors which would create a high turnover rate. The Board further concludes that the renovated facility will not adversely affect the present character and future development of the neighborhood. The facility will be in harmony with the general purpose and intent of the Zoning Regulations. The Board further concludes that it has accorded to the ANC the "great weight" to which it is entitled. Accordingly, it is hereby ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

1. Employee parking shall continue to be provided at the rear of the premises.

2. Accessible parking spaces shall be reserved for any occupied residential unit or office in accordance with the provisions of the Zoning Regulations.
3. The parking area shall be secured after business hours.

VOTE: 4-0 (Carrie L. Thornhill, Maybelle T. Bennett, William F. McIntosh and Douglas J. Patton to grant, Charles R. Norris not present, not voting).

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

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: DEC 30 1983

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

14026order/BJW1