

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- January 12, 1972

Application No. 11029 D. C. Redevelopment Land Agency, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of March 15, 1972.

EFFECTIVE DATE OF ORDER -- August 18, 1972

ORDERED:

That the application for permission to reduce the required off-street parking spaces by 25% as provided in Section 7203.1 for Urban Renewal project at First and K Streets, N. W., lot 245, Square 621 be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a C-2-A District.
2. The property is presently vacant, however, appellant proposes to establish a retail shopping center with twenty units above and twenty townhouses.
3. The proposed shopping development consisting of a supermarket of about 18,500 square feet would be provided with 62 parking spaces which is twenty less than required under the Zoning Regulations. As a result, this application requests a 25% reduction in the parking requirements for the shopping facility.
4. Appellant stated that to meet the parking requirements of the Zoning Regulations would require the elimination of the forty dwelling units on the site, which is a requirement of the Urban Renewal Plan, and therefore work an undue hardship.
5. Appellant stated that all other plans to develop a proposal for this site have been rejected by the Federal Housing Administration. However, the present proposal has received F.H.A. approval of project feasibility.

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6. No opposition was registered at the public hearing as to the granting of this application.

OPINION:

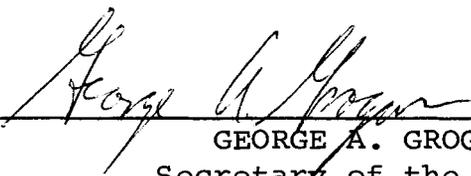
The proposed shopping development is located in the center of the Northwest No. 1 Urban Renewal Area and will primarily serve its residents. The residential developments of Northwest No. 1 are connected to the shopping area by a pedestrian way system that has been designed to encourage pedestrian movement through the pedestrian area.

The Board is of the opinion that the proposed commercial development would create an easy pedestrian access for the residential area to the shopping center and therefore believes that the reduction in parking will not create any adverse influence on the surrounding community.

We are of the opinion that the proposed reduction in parking is so located and the activities will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

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

ATTESTED:

By: 

GEORGE A. GROGAN
Secretary of the Board

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 ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.