

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 19, 1972

Application No. 11117 D. F. Antonelli, et al. appellants

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 July 25, 1972.

ORDERED:

That the application for permission to establish a parking lot for a period of five years at 1607-25 Corcoran Street, N.W., lots 76, 77, 96-99 incl. 101 and 102, Square 179 be Denied.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B zone.
2. The subject property is currently a vacant lot.
3. The appellant requests permission to establish a parking lot for five years on the subject property.
4. The appellant alleged that the property was purchased as an investment for a development and it is their intention to develop this property as soon as business and mortgage conditions allow economically feasible development.
5. The Department of Highways and Traffic offered no objections to the granting of this special exception.
6. At the public hearing there was considerable neighborhood opposition as to the granting of this special exception. The opposition's objection consisted of an allegation that there is presently enough parking facilities in the immediate neighborhood and that the Board's granting of this special exception will tend to lower the cost of residential land.

OPINION:

The Board is of the opinion that the proposed commercial parking facility is an incompatible land use which would result as a substantial detriment to continuing housing rehabilitation and housing development.

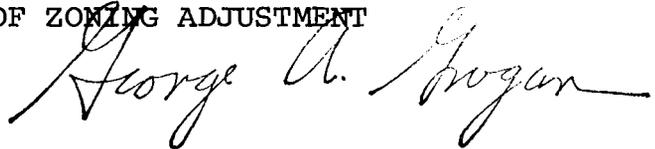
The Board is further of the opinion that evidence has clearly been presented that there is a strong limit and demand for re-modeled and new housing. The neighborhood is no longer a slum to be exploited by interim commercial parking lot operations and therefore is of the opinion that a commercial parking lot at this location does not qualify under the criteria established by the Board for granting such use as a special exception.

The Board is further of the opinion that there are ample parking lots and commercial zoning for additional parking lots existing along 7th Street and that the establishment of this commercial parking lot would create a nuisance impact upon the residential neighborhood. For the foregoing reasons the Board denies the appellant's application for the establishment of a parking facility.

We are of the opinion that the establishment of this parking lot will create a dangerous or otherwise objectionable traffic condition. The present character and future development of the neighborhood will be adversely affected. The lot is not reasonably necessary or otherwise convenient to other uses in the vicinity.

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

ATTESTED:



By: _____

George A. Grogan
Secretary of the Board

November 3, 1972