

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 13, 1972

Application No. 11134 - Nicholas & Mae Georganas, 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 November 1, 1972.

ORDERED:

That the application for permission to continue a parking lot on lots 808 and 809 and to establish a parking lot on lot 50, in Square 341 for a period of five (5) years at 1125-27 11th Street, N.W. and 1008 M Street, N.W., be DENIED.

FINDINGS OF FACT:

1. Subject property is located in a Special Purpose District and is at the present time partially vacant and partially being utilized as a parking lot by applicant-owner, Space Parking, Inc.

2. Applicant is seeking permission to establish a parking lot on lot 808 and seeks extension of a parking lot for lot 809.

3. Applicant's testimony related that she had no immediate or future plans to build on the present lots.

4. Applicant's testimony related that this was approximately the fourth time that she has sought extensions of the subject parking lots, pursuant to Section 4101.41 of the Zoning Regulations.

5. On July 17, 1972, the Department of Highways and Traffic submitted a letter to the file in which it offered no objection to the expansion of the subject lots, but recommends this extension be limited to a period of five years.

6. Opposition to this application was voiced at the public hearing by the Dupont Circle Citizens Association through its representative, Mrs. Hubbard.

OPINION:

This Board is of the opinion that the subject lot and the proposed lot, have existed long enough with the permission of this Board. These lots are zoned SP in residential areas and the Board is eager to have the subject properties revert and harmonize to the immediate neighborhood as it is zoned.

It is the obligation of this Board to judge whether the neighboring properties and the general neighborhood would be adversely affected, and whether the use, in the particular case, is in harmony with the general purpose and intent of the zoning plan. We feel that this method of zoning treatment has expended its utility for the subject lots and, of course, we are in accord with the local citizens association.

After the public hearing, it became our determination that the continued special exception is no longer necessary to the neighborhood nor is it required for public convenience. However, we do invite applicant to submit plans to erect residential or other permissible facilities on the subject property.

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

ATTESTED:



By

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GEORGE A. GROGAN  
Secretary of the Board

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February 1, 1973