

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - November 29, 1972

Application No. 11175 - T. N. L. Corporation, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried by a vote of 4-0 the following Order of the Board, entered at the meeting of January 23, 1973 is hereby AMENDED as follows:

EFFECTIVE DATE OF ORDER - April 9, 1973

ORDERED:

That the application for permission to amend plans to eliminate 46 parking spaces for the building and to provide 1,042 interior spaces with attendant parking at 2100 Second Street, S.W., Lot 10, Square 613, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an M District.
2. This Board in Appeal No. 10706 approved attendant parking for the subject property for 1,028 required parking spaces, including 46 spaces located above grade outside the subject building.
3. The subject building is under roof and is approximately 70% completed. Applicant seeks in this appeal to eliminate the outdoor parking area and to provide said parking within the subject building.
4. Additionally, the applicant proposes to increase the restaurant use approximately 3,000 square feet and to establish a small banking facility. This requires an additional 14 parking spaces.
5. In lieu of the parking area previously approved, applicant has submitted a landscape plan for the area. The landscape plan will be approved by the Department of Highways & Traffic.

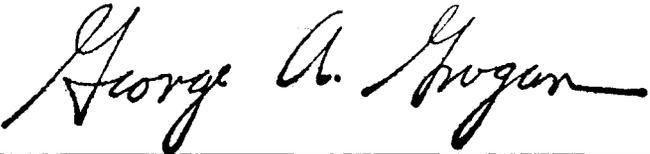
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OPINION:

The Board is of the opinion that the request for amendment of the previous Order of the Board to permit the relocation of the surface parking spaces within the building should be granted. The 14 new parking spaces are required by virtue of the expansion of the restaurant and the small banking facility. We believe that the landscaping of the parking area is in the interests of the public good and will be in harmony with the general purpose and intent of the Zoning Regulations. We believe that the removal of the parking area from the surface will have a favorable effect upon the use of the neighboring properties in accordance with said Zoning Regulations and Maps. The testimony and evidence submitted in Appeal No. 10706 were incorporated in this appeal by reference.

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.