

Before the Board of Zoning Adjustment

PUBLIC HEARING -- November 29, 1972

Application No. 11194 James C. and Mercedes O. Finley, 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 January 23, 1973.

ORDERED:

That the application for a special exception under Section 3104.44 to establish a parking lot at 928 Maryland Avenue, N. E., in an R-4 District, Lot 800, Square 936 be DENIED.

FINDINGS OF FACT:

1. Subject property is located in an R-4 District which is defined by the Zoning Regulations as an area of row-dwellings and conversions.

2. The present use of the subject property serves nothing; the proposed use is for a temporary parking facility.

3. It is the applicant's contention that the subject parking lot, if permitted, would accommodate 20 automobiles. Further, applicant's business which is at 518 10th Street, is in dire need of parking space for its customers.

4. It is applicant's contention that if the request herein, were in fact granted that it would add considerable space in the neighborhood for people who reside there and own automobiles and need parking space.

5. The Board heard testimony that automobiles were not, especially, to be parked on the lot during normal working hours, but could very likely be stored on the lot indefinitely.

6. The Board heard testimony that many vehicles parked on the subject lot were in dis-repair, or appeared to be junked cars and opposition to this unsightly condition in a residential neighborhood very much concerned the community.

7. Opposition was voiced at the public hearing and letters in opposition were submitted to the file for the Board's consideration.

OPINION:

After hearing the testimony and reviewing the file the Board has determined that this request will be denied.

This Board is well aware of the need for off-street parking facilities for various businesses. The need to relieve traffic congestion in business districts and to protect the businesses themselves from economic strangulation caused by said congestion and lack of parking space is definitely in the public interest, safety, health, and general welfare. However, this area is R-4, a residential area, and the Board is hesitant to allow such off-street parking without a showing of hardship in connection with the use of the subject property.

It is this Board's opinion that the subject lot will not be employed to lessen congestion in the streets; but serve as a storage area for the applicant. This Board will not tolerate.

There is a substantial distinction between the meaning of "storage" and "parking." The intent of the Zoning Regulations reflects the effort to maintain residential zones as such and it is for this reason the application herein, is denied.

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

ATTESTED



By: _____

GEORGE A. GROGAN
Secretary of the Board

February 7, 1973