

Before the Board of Zoning Adjustment, D. C.

Application No. 11550, of Medical Parking Associates, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit an extension of an existing accessory parking lot as provided by Section 4101.47 at premise 1908 N Street, N. W., Lot 814, Square 116.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: January 22, 1974

FINDINGS OF FACT:

1. This application seeks the extension of an existing accessory parking lot which would accommodate approximately 10 additional spaces to serve a medical office building located at 1234 19th Street, N. W.

2. The existing accessory parking lot is located on Lot 17 (1906 N Street, N. W.) and was approved by the Board of Zoning Adjustment in Application No. 8711. The property and lot upon which the proposed additional spaces would be located, is located immediately to the west of and is contiguous with the existing lot.

3. The subject property is located in an SP zoning district. The medical office building which it will serve is located in a C-3-B zoning District. The existing lot is contiguous to the lot upon which the medical office building is located.

4. The medical office building at 1234 19th Street, N. W., has experienced a need as expressed by its patients for additional accessory parking spaces. A major portion of this need concerns the Arthritic Rehabilitation Center, which occupies approximately 25% of the medical office area.

5. The subject lot is the closest lot available for the parking of automobile vehicles that is available in relation to the medical office building.

6. The proposed parking area will provide off-street parking for patients of the doctors occupying the medical office building who would otherwise be required to search for parking spaces in the area. The lot will not serve as a public parking lot but will be limited to the use by patients of the medical office building.

7. The extension of the existing lot will permit better interior circulation to the square by providing wider access to the alleys. This will, in turn, provide reservoir space for persons desiring to park in the accessory lot. The interior alley has access to both 19th Street and 20th Street.

8. No additional curb cuts will be made and the applicant will construct a masonry wall and install plantings similar to that which exist on the existing lot. Representative of the applicant stated that the lot will comply with Article 74. We will incorporate applicable provisions of Article 74 in the conditions.

9. The Department of Highways and Traffic had no objection to the accessory parking lot.

10. The Zoning Activities Unit of the Office of Planning and Management submitted a report concluding that the additional accessory parking should be denied because the applicant has already provided the required amount of parking for the building, the lot is accessory to and that there exists a large number of public parking facilities in the area which could accommodate the applicant's need for more parking.

11. Opposition also stated that there were ample public parking spaces in the area to accommodate the patients. They felt that this use would have an adverse affect on their neighborhood.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the conclusion that applicant has submitted evidence to satisfy the requirements of Sections 3101.45 and 8207.2 of the Zoning Regulations. The establishment of this accessory lot is not likely to decrease the number of trips by patients going to the medical office building but will decrease the number of patients searching for parking spaces.

We conclude that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations

and will not adversely affect the use of neighboring property.

ORDERED:

That the above application be GRANTED with the condition that applicant erect a brick wall on lot 814 in addition to all other parking conditions for a period of five (5) years. This lot is not to run concurrent with adjacent accessory parking lot.

a. Permit shall issue for a period of five (5) years but shall be subject to renewal in the discretion of the Board upon the filing of a new application in the manner prescribed by the Zoning Regulations.

b. All area devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

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VOTE: 3-0 (Lilla Burt Cummings, Esq. and Mr. McIntosh
abstaining).

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

ATTESTED By: James E. Miller
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: FEB 28 1974

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.