

Before the Board of Zoning Adjustment, D. C.

Application No. 11552, of Montgomery Realty Company, Inc., pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to establish an accessory parking lot for the National Bank of Washington in a R-4 zone as provided by Section 3104.45 at 811, 813 1/2 8th Street, N. E., Lots 24 & 25, Square 911.

HEARING DATE: February 13, 1974

EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The proposed parking lot is in an R-2 Zone and is improved with a single family dwelling (lot 24) and a two-family flat (lot 25). Both residences are occupied.
2. The Bank is located in a C-2-A Zone and is separated from lots 24 and 25 by a public alley.
3. The lot area of the two lots in question is approximately 6,084 square feet. This would provide 20 to 24 parking spaces.
4. Applicant alleged that there is no space available on the bank's lot to provide parking for its customers. Customers are forced to seek parking on residential streets thus making it difficult for area residents to find parking.
5. Applicant also stated that it is difficult to find accessory parking within the commercial zone where the bank is located. Applicants felt that the establishment of this parking lot would help to alleviate the traffic congestion in the area.
6. Occupants of lot 24 & 25 would have to seek new housing if their homes are demolished.
7. The Department of Highways & Traffic offered no objection to the granting of this appeal. However, the driveways shown on the proposed plans do not comply with their standards and should be changed to meet the 14 foot minimum width requirements.

8. Opposition objected to the demolishing of single-family homes to make way for a parking lot.

CONCLUSIONS OF LAW:

The Board concludes that the establishment of this parking lot will have an adverse affect on the present character and future development of the neighborhood.

In light of the present housing shortage problem in the District of Columbia and the policy of the government to promote home ownership, demolition of residential buildings to make way for a parking lot in a residential zone, would substantially impair the intent and purpose of the Zoning Regulations.

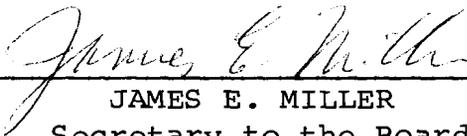
ORDERED:

That the above application be DENIED.

VOTE: 4-0

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

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: APR 11 1974