

Before the Board of Zoning Adjustment, D. C.

Application No. 11580, of Textile Museum of Washington, D. C. pursuant to Section 8207.1 of the Zoning Regulations for a use variance from the R-1-B Zoning District requirements, area variance from the lot occupancy requirements provided by Section 3303.1 and a variance to permit enlargement of a non-conforming structure as provided by Section 7107.1 of the regulations at 2320 S Street, N. W., Lot 46, Square 2517.

HEARING DATE: April 17, 1974

EXECUTIVE SESSION: April 23, 1974

FINDINGS OF FACT:

1. The applicant owns and occupies two buildings as it has for nearly 50 years, at 2320 S Street, N. W., as a museum for collected textiles valued at more than \$25,000.000.00.
 - a. The applicant proposes to construct a storage facility with new exhibition space on the rear of the property facing Decatur Place, N. W., with a connecting link to the Conservation Laboratory located on Decatur Place, and to renovate the two museum buildings on S Street, N. W.
2. The two buildings presently used by the applicant are operated as a non-conforming use to the use provisions of the R-1-B Zone.
3. The permitted lot occupancy of the R-1-B Zoning District is 40% or 13,650 square feet of the subject lot. The proposed total addition would create a lot occupancy measurement of 14,902 square feet which would be 1,252 square feet in excess of the lot occupancy allowed in the R-1-B District.
4. The applicant proposes to provide nine (9) off-street parking spaces for staff via a garage entrance to the proposed addition on Decatur Place, N. W.
5. The applicant operates the existing museum for public viewings, appraisal of textile, workshops, and various institutional meetings.

6. In 1959, the applicant received 5,000 visitors at the museum, and in 1973, that amount increased to 25,000 visitors.

7. The applicant requests relief from this Board in order to provide adequate storage of museum pieces and additional space to accommodate visitors and museum functions.

8. The proposed addition will include a tower approximately 50 feet in height.

9. The R-1-B Zoning District allows a height of 40 feet.

10. Testimony of record by persons in opposition to this application indicates, and the Board finds that the proposed addition and renovation will be objectionable because of existing traffic problems in the neighborhood, which will be increased by the applicant's enlargement of existing facilities.

11. Decatur Place, N. W., is 24 feet in width and is one way going east from Massachusetts Avenue, N. W.

12. Excepting four spaces, parking on the 2200 and 2300 block of Decatur Place is reserved for Diplomatic parking.

13. The traffic circulation on the subject portion of Decatur Place is very poor.

13a. Opposition at Public Hearing testified and the Board finds that during rush hours, periods of trash collection and normal traffic hours the street is congested.

14. The Board finds that proposed additions and renovations would add to the existing traffic problems on Decatur Place, N. W., because of the deliveries to the rear of the museum via Decatur Place and the probable increase of visitors to the site as a result of the proposed expansion of facilities.

15. Section 7107.7 of the Zoning Regulations prohibits the enlargement of any structure devoted to a non-conforming use if such enlargement does not conform with the height of buildings, percentage of lot occupancy and floor area ratio limitations for the district in which the use is located.

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CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the granting of the requested relief, would have a detrimental affect on the neighborhood by reason of increased traffic and congestion and substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations.

ORDERED: That the above application be DENIED.

VOTE: 5-0

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

ATTESTED By:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER

JUN 20 1974