

Before the Board of Zoning Adjustment, D. C.

Application No. 11836 of National Bank of Washington, owner of long-term lease/Selma M. Mott for special exception to permit accessory parking to serve the building to be constructed at 4340 Connecticut Avenue, N.W., on part of Lot 2, Square 1971, 4400 Connecticut Avenue, N. W.

PUBLIC HEARING: January 15, 1975
EXECUTIVE SESSION: January 21, 1975

FINDINGS OF FACT:

1. Applicant seeks use of the southern 60 feet of Lot 2, Square 1971 on the north side of Yuma Street with frontage on Connecticut Avenue for accessory parking to serve the building to be constructed by the National Bank of Washington at 4340 Connecticut Avenue, N.W., as requested in B.Z.A. application No. 11835.

2. The subject lot has been used for parking accessory to the Marriott Hot Shoppes Restaurant at 4340 Connecticut Avenue since approximately 1947. The lot, pursuant to long-term lease, is restricted to surface parking and no structures may be constructed thereon.

A parking lot would be permitted as a matter of right on the C-3-A zone but, since this parking use would be accessory required parking, B.Z.A. special exception approval is required.

3. The applicant's plan calls for provisions of 30 spaces on the lot or, alternatively, for 22 spaces, depending on whether the reviewing D.C. agencies approve the 30-space lot. The parking spaces will meet the requirements of the Zoning Regulations as to size and access and no variances are requested.

4. Because of the size, dimensions and other complications effecting the site at 4340 Connecticut Ave., N.W., it is not practicable to locate spaces on the lot on which the principal use is located. That site (Lot 801, Square 1965) is restricted in the location of the structure by virtue of the 15-foot building restriction line on the south side of Yuma Street.

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Because of the building restriction line, the building has been shortened along the Connecticut Avenue frontage and has been extended into the rear yard of the site. Consequently, there is a loss in rear yard space and as well the 15-foot side yard space which cannot be utilized for off-street parking.

5. Additionally, the size of the site as affected by the building restriction line does not permit the number of spaces required under the Regulations at the rate of 1/600 square feet of office space and 1/200 square feet of retail space. If the spaces could be provided.

6. Complicating the site difficulties caused by the restriction line and size are the site conditions caused by water and rock difficulties. These were explained in more detail in application No. 11835. Essentially, the site has a water problem that requires additional cost of construction and a rock condition which requires additional cost of excavation bringing the total cost above the normal cost for constructing an additional underground level of \$383,600.

7. The spaces are separated from the principal lot by Yuma Street, which will have a paved right of way of approximately 34 feet. Yuma Street is not a major through street and does not have a through intersection at Connecticut Ave. There are no other available parking spaces either adjacent to the property or across the public alley at the rear of the site.

8. The spaces will provide reasonable and convenient parking facilities to the employees and tenants of the proposed building since they are located within 350 feet of all lot lines of Lot 801, Square 1965. From car door to entrance to the building, the walking distance will be approximately 200 feet.

9. The applicant will provide landscaping as approved by the Department of Highways and Traffic on both the Connecticut Avenue and Yuma Street frontages. Presently, the parking area, although used for accessory parking, is not screened at all from either Connecticut Avenue or Yuma Street. Access to the lot is by way of a 20-foot north-south alley entering at the rear of the parking area from Yuma Street. The applicant will meet all applicable requirements concerning the operation of the accessory lot.

10. There is no opposition to the granting of this application. The Office of Planning and Management supports the granting of this application.

CONCLUSIONS OF LAW:

The Board concludes that the applicant has met all the requirements of Section 7205.3 concerning the location of accessory parking spaces on lot other than upon which the principal use is located. The grant of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to adversely affect the use of neighboring property in accordance with the Regulations and Maps.

ORDERED:

THAT THE ABOVE APPLICATION BE, GRANTED

VOTE: 3-0 (Mr. Harps abstaining and Lilla Burt Cummings, Esq. abstaining because the above application was submitted on record and not heard at public hearing.)

CONDITIONS:

1. A covenant shall be provided for the required accessory parking as required by the Office of Zoning Administrator.

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

ATTESTED BY: _____

James E. Miller
JAMES E. MILLER

Secretary to the Board

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FINAL DATE OF ORDER: JAN 22 1975

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.