

Before the Board of Zoning Adjustment, D. C.

Application No. 11930, of Wallace F. Holladay, Jr., pursuant to Section 8207.1 of the Zoning Regulations for a variance from Section 7202.1 of the regulations to permit a waiver of four (4) off-street parking spaces as provided by Section 8207.11 of the regulations, at the premises 1720 Wisconsin Avenue, N. W., in the C-2-A Zone, Lot 831, Square 1298.

HEARING DATE: July 16, 1975

DECISION DATE: August 6, 1975

FINDINGS OF FACT:

1. Applicant proposes to erect a two (2) story addition to the subject office building and requests a variance of the required four (4) off-street parking spaces.

2. The subject building is a one (1) story structure containing no basement located in a block of all commercial buildings having two (2) or three (3) stories with basements. The lot is pre-shaped.

3. There is no legal parking on the premises and although no on-site parking is required applicant furnishes a total of six (6) parking spaces. A total of four (4) spaces are leased in a lot across the street from the premises and two (2) spaces which are not legal, are available where the alley in the rear dead-ends at the back of the building.

4. The structure occupies 2,040 square feet on a lot containing a total of 2,305 square feet with 88% lot occupancy. Applicant is currently utilizing 40% of the permitted FAR and would not exceed the maximum FAR with the proposed addition. The existing one (1) story structure is comparable to a one and one-half (1½) story structure.

5. The report of the traffic experts retained by applicant inventoried the number of parking spaces available in the area bounded by 34th Street on the west, R Street on the south, Wisconsin Avenue, and R and S Streets to the east. The report stated a total of 236 legal curb and off-street spaces are

available and the effect of the applicant failing to provide four (4) required spaces would be negligible in having any adverse affect on the neighborhood.

6. Applicant has obtained an estimate in the amount of \$40,000 for digging a basement and underground parking.

7. There is support of record in the file in the form of a petition signed by owners and operators of stores in the block.

8. There was opposition to the application at the public hearing by Georgetown Citizens Association on the basis that applicant had demonstrated no hardship to warrant a variance.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact and the evidence of record the Board finds that the subject property, although it is pre-shaped, has no topographical or otherwise extraordinary conditions resulting in an undue hardship upon the applicant. The entire building is occupied by the applicant and even though he does furnish six (6) parking spaces there is currently no legal requirement for any. Applicant is not being denied beneficial use of his property as the evidence indicates he is making full use of the subject building. While the property is located on a commercial block there is residential property in the rear and there has been no evidence presented to warrant a variance from the required parking so as not to result in a detriment to the public good and impair the intent of Zoning Regulations.

ORDERED: It is hereby ordered that the above application be DENIED.

VOTE: 4-0 (Lilla Burt Cummings, Esq., not voting after not having heard the case.)

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: 8/25/75