

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12423 of 2400 Associates, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception (Sub-paragraph 3101.411) to permit an increase in accessory parking from 5 to 8 spaces, and Sub-section 7203.1 to reduce the required 9 parking spaces by 11% in the C-2-A and R-3 Districts, at 2400 Wisconsin Avenue, N.W., Square 1300, Lot 838.

HEARING DATE: May 24, 1977  
DECISION DATE: June 7, 1977

FINDINGS OF FACT:

1. The subject property is located on the west side of Wisconsin Avenue, N.W. and the structure located on the lot is a two story building with a basement. The subject lot 838 is split zoned. The building fronting on Wisconsin Avenue is located in the C-2-A zone which extends to a depth of 100 feet. The rear of the lot is zoned R-3 extending to 37th Street.

2. On September 30, 1976, the Board under Case Number 12144 granted this applicant a special exception allowing the location of 5 parking spaces in the R-3 portion of the lot. At that time the applicant planned to use the building as office space.

3. The applicant now proposes to change the use of the building from offices to a restaurant on the 2nd floor. This change in occupancy requires that the parking be increase to 9 spaces as provided by Section 7203.1. However, the lot can accomodate only 8 spaces.

4. The applicant seeks to increase the present five parking spaces to 8, while seeking an 11% reduction in the number of required parking spaces (9) as provided by Section 7203.1.

5. The five accessory parking spaces as previously approved by the Board under case Number 12144 have access from "37th" Street, which is a one-way street going south. In addition, "37th" Street provides access to other parking lots which are accessory to the businesses on Wisconsin Avenue.

6. The west side of "37" Street abuts a residential area which needs protection from the adverse effects of commercial activity along Wisconsin Avenue. The Board, therefore, specified landscaping and screening at the subject lot while granting 5 parking spaces under case number 12144 in 1976.

7. The site plan as submitted by the applicant indicates that 8 parking spaces can be provided while conforming to the landscaping and screening requirements specified by the Board in its previous Order in Case Number 12144.

8. The Municipal Planning Office recommended approval of the application subject to the conditions specified in the Board's Order involving the subject property under Case Number 12144 on September 30, 1976.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the requested special exception allowing 8 parking spaces can be provided with adequate screening and landscaping. A reduction of parking from 9 to 8 spaces would not have an adverse impact upon the neighborhood. It is therefore ORDERED that the application be GRANTED subject to the same conditions for landscaping and screening of the parking lot as specified in the Board's previous Order in Case Number 12144 dated September 30, 1976.

VOTE: 4-0 (Walter B. Lewis, Charles R. Norris, William F. McIntosh, and Leonard L. McCants, Esq., to grant).

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

ATTESTED BY: \_\_\_\_\_

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: \_\_\_\_\_

2 AUG 1977

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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.