GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12460 of George W. Jones, M.D., pursuant to Subsection 8207.2 of the Zoning Regulations, for a special exception under Section 7203 to reduce the required off-street parking for a medical office building in the C-M-3 District at the premises 2131-2139 Georgia Avenue, N.W. (Square 3074, Lots 800 and 803).

FINDINGS OF FACT:

1. The applicant seeks a special exception for a reduction of twenty-five percent in the required off-street parking for a medical office building with retail to be located at 2131-2139 Georgia Avenue, N.W. The building is located in a C-M-3 Zoning District. No variances are requested.

2. In the C-M-3 District parking for medical office use is required at the rate of one space for each 450 square feet of gross floor area. Forty-seven parking spaces are required. The applicant seeks a reduction of twenty-five percent or twelve spaces, and will provide thirty-five spaces.

3. The proposed building will be a four-story medical-dental arts building with supportive retail on the ground floor. Because of the sub-soil water condition that exists at the site, the applicant has proposed a building with the density of approximately one-half that permitted in the C-M-3 District.

4. Preliminary drawings prepared prior to the taking of detailed test borings indicated that approximately two and one-half levels of underground parking could be provded.

5. In the more detailed engineering studies in preparation for a building permit, test boring disclosed an unusually high ground water table which is located at varying depths of seven to fourteen feet below the existing surface. Construction of the two and one-half (2½) levels of underground parking would necessitate an expenditure because of this high water table of approximately $225,000. If the required parking were to be provided,

with one level below grade and the remainder above grade, the additional cost to the applicant would be $331,000.

6. Of the physicians that intend to occupy the proposed structure, two-thirds are presently located in the area. The retail uses that will be located in the building are intended primarily to serve the doctors, including a pharmacy, optical company, etc.

7. The medical office building will be occupied by approximately eight to ten tenants with approximately fifteen physicians, using the criteria of approximately 1,300 square feet per doctor. It is expected that during a typical day, a significant percentage of the doctors would be utilizing other offices or medical space at Howard University Hospital or in other areas of the city. It is estimated that no more that seventy-five percent of the offices will be in use at any one time. The primary hours for many of these doctors would be in the late afternoon and evening.

8. The medical staff of each doctor is estimated to be approximately two supportive personnel with an average of approximately three patients per doctor per hour. The maximum or peak number of persons in the medical office building would be approximately seventy-five persons. This averages out to approximately 300 square feet per person in the medical office portion of the building. With regard to the retail use, a maximum of eight permanent employees at any one time will be present for retail use.

9. The building has been limited to four stories because of the Building Code classification relating to fire ratings and expenses which would come about if the building exceeded four stories. Thus, even if it were feasible to decrease the floor area per floor and increase the height of the building, substantial additional expenses would be incurred for more restrictive requirements for fire protection.

10. The proposed office building will have two major street frontages, namely, Georgia Avenue and W Street, N.W. Entrance to the building would be at the Georgia Avenue side for the lobby level and on the W Street side for the entrance to the garage levels.

11. Existing traffic levels of service are at level C for Georgia Avenue at rush hour and at level B for other hours. The levels of service are generally higher for W Street.

12. The property is in the general vicinity of Howard University, where there is a general lack of parking in the area. However, the applicant submitted letters from two nearby property owners, indicating the availability of some off-street public parking in the immediate area of the site.

13. There was no oppositing to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above findings of fact and the evidence in this case, the Board concludes that the applicant has met the requirements of Section 7203. Because of the unusual situation brought about by the high water table, consideration of the reduction is appropriate. The Board concludes that the nature and location of the building is such and the potential maximum number of people in the facility is such that it is not necessary to provide all the required parking. The Board further concludes that in setting the balance between providing the parking to meet neighborhood needs and the additional cost to the applicant to provide that parking in this case, it is a reasonable solution to reduce the required parking. The Board concludes that the granting of this application will not unduly adversely effect neighboring property and will in harmony with the intent and purpose of the Zoning Regulations. Itis therefore ORDERED that the application be GRANTED.

VOTE: 3-0 (Charles R. Norris, William F. McIntosh and Chleothiel Woodard Smith to grant, Leonard L. McCants and John G. Parsons not voting, not having heard the case)

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

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 3 OCT 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.

HEARING DATE: July 26, 1977
DECISION DATE: September 27, 1977