

Government of the District of Columbia

ZONING COMMISSION



Application No. 12482, of The American Trucking Association, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.41 to establish a private parking lot for five years in the SP District at the premises 1615-1617 "O" Street, N. W. (Square 181, Lot 159).

HEARING DATE: September 27, 1977

DECISION DATE: October 11, 1977

FINDINGS OF FACT:

1. The subject property is located in an SP Zone District on the north side of "O" Street, between 16th and 17th Streets, N. W.
2. The subject site is presently improved with a building now being used for warehouse and offices by the applicant.
3. The applicant proposes to demolish this building and utilize the site as a parking facility for its employees only.
4. The subject property is 44 feet wide and 120 feet long. The parking plan layout shows spaces for 35 cars, parked in a stacked manner comparable to that of an attended commercial lot, with no free access to parking spaces. The applicant proposes no attendant's shelter or attendant.
5. In addition to the required accessory parking adjoining the applicant's office fronting on "P" Street, N. W., in the subject square, additional parking was granted to the Association for its employees, visitors and officers by this Board's Order No. 12483. The Association thus has a total of 124 existing parking spaces to serve approximately 270 employees in this area.
6. The applicant's attorney stated that in the near future the Association intended to file an application for a Planned Unit Development with the Zoning Commission for all of its property.

7. The subject site is in an area well served by public transportation. A Metrorail station is located approximately two blocks to the west at Dupont Circle, and the site is well served by Metrobus, with direct service to most parts of the District of Columbia and many portions of suburban Maryland.

8. The Dupont Circle area is a mixed use area, containing a large number of office and institutional uses. There are a large number of persons who work in the area, many of whom commute by automobile.

9. The Municipal Planning Office, by report dated September 22, 1977 and by testimony at the hearing, recommended that the application be denied on the grounds that approval would be contrary to the intent and purpose of the SP District to encourage controlled parking facilities, and would be contrary to the public policy of limiting new parking spaces in areas served by Metro.

10. The application was referred to the Department of Transportation on July 26, 1977. As of the date of the hearing, no report from the Department had been received.

11. The Dupont Circle Advisory Neighborhood Commission 2-B opposed this application on the grounds that the Association already has sufficient parking spaces to serve its employees, that the area is already overburdened with parking facilities, that the area is well served by mass transit and that the present character and future development of the area would be adversely affected.

12. There was opposition to the granting of this application registered at the public hearing by the North Dupont Community Circle Community Association and the Dupont Circle Citizens Association, on the grounds that the Trucking Association already has sufficient parking spaces to serve its employees, that the area is already overburdened with parking facilities and that the area is well served by mass transit.

CONCLUSIONS OF LAW & OPINION

Based on the Findings of Fact and the evidence of record, the Board concludes that this application should not be granted. The applicant Association already has a significant number of parking spaces in the immediate area of its facilities reserved for its employees. The additional parking proposed herein is objectionable because it will remove another existing building from a block which is already

dominated by parking lots. In addition the lot would be objectionable in that it would continue to encourage the use of private automobiles for commuting purposes, in an area well served by public mass transit and contrary to the policy of the District of Columbia to encourage the use of transit and discourage the use of private automobiles.

The Board notes that the area is a mixed use area, containing a large number of additional office and institutional uses. The granting of approval to this Association to tear down an existing building and replace it with additional employee parking may well encourage other office uses in the area to do the same. The Board concludes that such encouragement would be contrary to the intent and purpose of the Zoning Regulations to control parking facilities in the SP District.

The Board further notes that the applicant proposes to file with the Zoning Commission an application for a Planned Unit Development to develop this and other properties it owns in the area. The Board believes that such an approach is desirable, and that the Zoning Commission is the appropriate body to review and approve the overall parking needs of this applicant in the context of the overall development program of the applicant.

It is therefore ordered that the application be denied.

VOTE: 4-1 (William F. McIntosh, Charles R. Norris, Leonard L. McCants and John G. Parsons to deny, Chloethiel Woodward Smith to grant).

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 12 DEC 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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12482 of the American Trucking Association, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Paragraph 4101.41 to establish a private parking lot for five years in the SP District at the premises 1615-1617 "O" Street, N. W., (Square 181, Lot 159).

HEARING DATE: September 27, 1977

DECISION DATE: October 11, 1977

DISPOSITION: Application DENIED by a vote of 4-1 (William F. McIntosh, Charles R. Norris, Leonard L. McCants and John G. Parsons to deny, Chloethiel Woodard Smith to grant)

FINAL DATE OF ORDER: December 12, 1977

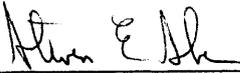
O R D E R

Upon consideration of Applicant's Motion for Reconsideration and Rehearing, dated December 19, 1977, the Board finds that the motion fails to state an acceptable basis of error on the part of the Board to support a Motion for Reconsideration and Rehearing. It is therefore ORDERED that the Motion for Reconsideration and Rehearing is DENIED.

DECISION DATE: January 4, 1978

VOTE: 4-1 (Walter B. Lewis, William F. McIntosh, Charles R. Norris and Leonard L. McCants to deny, Chloethiel Woodard Smith to grant).

ATTESTED By:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 12 JAN 1978