GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12532 of Wallace F. Holladay, et al, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.411 to allow accessory parking for the building at 1720 Wisconsin Avenue to located elsewhere than on the same lot as the building in the C-2-A and R-3 Districts at the premises 1720 Wisconsin Avenue and the rear of 1722-1726 34th Street, N.W. (Square 1298, Lot 831 and Square 1297, Lots 93-97).

HEARING DATE: December 13, 1977
DECISION DATE: January 4, 1978

FINDINGS OF FACT:

1. The application was amended by permission of the Board so that the accessory parking requested is to be considered under Sub-section 7205.3 rather than Paragraph 3101.411. All proper parties had received prior notice of the amendment from the applicant.

2. The principal site is located at 1720 Wisconsin Avenue N.W. and is in a C-2-A District. The subject proposed accessory parking spaces are located in the rear of 1722-1726 34th Street N.W. and are in an R-3 District.

3. The principal site is located in the Georgetown Historic District. The lot is 2,146 square feet in area and it is improved with a one story brick structure without a basement. The building was constructed prior to the effective date of the Zoning Regulations.

4. Adjoining the principal lot to the immediate south is a parking area which serves the adjoining three story office building. To the west at the rear of the building is a vacant area used for the parking of two vehicles. Immediately abutting this parking area is a ten foot alley (one way westbound) which leads to 34th Street (one-way south bound).

5. The proposed garages for accessory parking are within a 465 foot walking distance frome the rear extrance to the principal building which they are intended to serve.

6. The owner of 1720 Wisconsin Avenue, applicant herein, seeks to construct a two-story addition to the front half of the existing building. Plans for such an addition have already been approved by the Fine Arts Commission.

7. The present use at 1720 Wisconsin Avenue of executive offices consists of eight employees, four executives and four staff, with an additonal employee who rents 400 square feet next door at premises 1722 Wisconsin Avenue.

8. The firm currently provides no legal parking pursuant to the Zoning Regulations but utilizes two spaces in the rear of Lot 831, Square 1297 which are partially on the lot and partially in the alley.

9. The proposed office structure with addition will total approximately 4,500 square feet and is intended to house a maximum of twelve employees. Under this scheme, the applicant is required to provide four parking spaces.

10. Applicant intends to provide in excess of the required four spaces by its purchaseof five garage spaces located on Lots 93-97, in Square 1298 and the two presently existing alley spaces.

11. The proposed five garage spaces measure ten feet by thirty feet.

12. The applicant's proposal will increase parking over the current level provided by providing seven parking spaces for twelve employees, whereas the present use provides two spaces for nine employees.

13. Lots 93 - 97 located in Square 1297 are currently improved with a single-car garage on each lot. It is the applicant's intention to utilize these garage spaces for accessory off-street parking for the premises located at 1720 Wisconsin Avenue. The existing garage structures will be retained.

14. Lot 831, Square 1298, the lot containing the principal use, is almost spear-shaped in designed with the point tip abutting the alley. The abutting alley at this point is only 12.5 feet wide. In addition, the lot is almost totally occupied by the existing structure at premises 1720 Wisconsin Avenue, N.W.

15. The expense of constructing underground parking for four cars on Lot 831 is estimated to be $50,000.00.

16. The applicant's building at premises 1720 Wisconsin Avenue, N.W. is the only structure on the block which does not have a basement and is the only structure less than two stories in height

17. The applicant for the past four years has attempted to either purchase or negotiate a lease for parking spaces closer to the subject site than the spaces which are the subject of the present application, but has been unsecessful.

18. The accessory parking spaces in the present application are separated from the principal use by 34th Street, which has a right-of-way of only 60 feet. The pavement width is approximately 34 feet.

19. Access to the accessory parking is by way of an alley which is wider than that located in the same square as the building to be served by the accessory parking.

20. The existing single garages have historically been utilized for off-street parking for uses located other than in Square 1297.

21. A sub-division plat of Square 1297 recorded in the Surveyor's office in 1925 states that the alley lots, including Lots 93 - 97, shall not be used for residential purposes.

22. There were letters, on file, in opposition to the application.

23. There was a petition, on file, in favor of the application.

24. The Municipal Planning Office, by report dated December 7, 1977, recommended the approval of the application as amended.

25. The application was referred to the Department of Transportation. By report, dated December 30, 1977, the DOT stated that it had no objection to the granting of the special exception.

26. Advisory Neighborhood Commission - 3A filed no report on this application.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that the peculiar size and dimensions of the lot and structure involved at premises 1720 Wisconsin Avenue, N.W. preclude any attempt to arrange surface parking on Lot 831. Furthermore, underground parking cannot reasonably be utilized due to its expense. The Board further concludes that it is not practicable to locate the required spaces on the same lot as the structure to be served as such parking would lack appropriate ingress or egress facilities. The Board concludes that the proposed parking spaces are so located as to furnish reasonable and convenient parking facilities to the commercial structure due to their close proximity to that site and the ease of ingress and egress in the utilization of those parking spaces. Furthermore, the proposed parking spaces are not further than 800 feet from any lot line of the lot upon which the structure to be served is located.

Nearby or adjacent property will not be adversely impacted in any manner by the proposed location of parking spaces on Lots 93-97 of Square 1297. The existing single garages have historically been utilized for off-street parking for uses other than those located on Square 1297. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following conditions:

1. Approval shall be for a period of three years (3) or until its use by this applicant ceases, whichever comes first.

2. Parking shall be restricted to use only by the employees of this applicant.

VOTE: 4-0 (Charles R. Norris, Chloethiel Woodard Smith, William F. McIntosh and Leonard L. McCants).

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

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

FINAL DATE OF ORDER: 26 JAN 1978

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.