

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12680 of Capitol Hill Hospital, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.44 to continue the use of a parking lot in the R-4 District at the premises 656 Massachusetts Avenue, N.E. and 220-232 7th St., N.E., (Square 865, Lots 862 and 866).

HEARING DATE: June 28, 1978

DECISION DATE: July 5, 1978

FINDINGS OF FACT:

1. The subject property is in an R-4 District. Lot 862 is located at the intersection of Mass. Ave. and 7th St., N.E. and is known as 656 Mass. Ave. Lot 866 is located at the intersection of 7th St. and C St., N.E. and is known as 220-232 7th St., N.E.

2. By BZA Order No. 11238, dated Feb. 7, 1973, the Board granted for five years permission to the hospital to establish an accessory parking lot. The facility was then known as Rogers Memorial Hospital. It is now known as Capitol Hill Hospital.

3. Capitol Hill Hospital is a community facility. It is the only hospital available to the citizens in this particular section of the inner-city. The medical service rendered by the applicant is of vital importance to the community and without it the community would be hard pressed for any type of medical treatment.

4. The hospital presently has 161 parking spaces on its grounds. Fourteen of the spaces are reserved for physicians. Lot 862 contains thirty-seven spaces. Lot 866 contains sixty-five spaces. Fifty-nine spaces are scattered on other parts of the hospital grounds. All spaces are used free of

charge. There is a security guard for the parking lots.

5. The applicant testified that the subject lots are used by doctors, medical staff, patients and visitors. When the spaces are not occupied during the late hours of the day the applicant has allowed neighborhood residents to use them.

6. In 1972 the applicant drew up a master plan to renovate and expand the hospital facilities. (Phase One, the construction of a new wing has been completed). The master plan was developed through and with the agreement of community civic organizations through a document entitled Memorandum of Understanding.

7. Under its master plan the hospital had originally planned to construct a three tier parking facility. This has been abandoned and a new underground parking facility was adopted. It is anticipated that it will be completed by the end of 1978. Such facility will accommodate 175 cars and will serve medical staff and employees. The applicant then plans to use the current 161 spaces for visitors and patients.

8. The lack of parking spaces has led to a reduced use of the hospital by physicians and patients.

9. The applicant testified that it had not received any written complaints on the operation and maintenance of its parking lots.

10. The Municipal Planning Office made a site inspection and stated that the subject lots appeared to be in compliance with the Board's prior Order.

11. By memorandum dated May 5, 1978, the application was referred to the Department of Transportation for its review and report. No report had been received by the Board at the time of its decision.

12. Two neighboring residents questioned the applicant about the long range planning for the parking lots and the hospitals expansion plans. They were concerned about the lack of snow removal on the streets, about a possible increase in crime through expanded parking facilities, about the ability of residents to use vacant parking spaces about encouraging car pooling for employees and the use of the lots for private interests in the neighborhood.

13. The Board finds that applicant adequately addressed these issues as stated herein. Advisory Neighborhood Commission 6A neither testified at the Public Hearing nor filed a recommendation on the application.

CONCLUSIONS OF LAW AND OPINION:

Based on the record the Board is of the opinion that the applicant has endeavored to cooperate with the community in meeting their concerns. The Board concludes that the continuation of this accessory parking lot will not create any dangerous or otherwise objectionable traffic condition. The present character and future development of the neighborhood will not be adversely affected, and the lots are reasonably necessary and convenient to the main structure and to other uses in the vicinity. The Board further concludes that the special exception can be granted as in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

- a. Approval shall be for a period of THREE years from the date of expiration of the previous Certificate of Occupancy which may be renewed at the discretion of the Board upon the filing of a proper application.
- b. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

- i. The parking lot shall serve doctors, staff employees, patients and visitors.

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

FINAL DATE OF ORDER: 12 SEP 1978

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

ATTESTED BY:   
STEVEN E. SHER  
Executive Director

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.