

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12700, of California House Partners Limited, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances to allow open parking less than ten feet from the wall of a multiple dwelling (Sub-section 7205.2) and to allow a driveway less than fourteen feet in width (Sub-section 7206.7) in the R-5-B District at the premises 2205 California Street, N.W. (Square 2528, Lots 297 and 298).

HEARING DATE: July 19, 1978

DECISION DATE: August 2, 1978

DISPOSITION: The Board GRANTED the application by a vote of 3-0 (Charles R. Norris, Chloethiel Woodard Smith and William F. McIntosh to grant; Theodore F. Mariani not voting, not having heard the case; Leonard L. McCants not present, not voting).

FINAL DATE OF ORDER: August 29, 1978

FINDINGS OF FACT:

1. By letter dated November 16, 1979, the architects for the applicant requested the Board to approve a modification of the parking plans previously approved by the Board in its Order dated August 29, 1978.

2. The north end of the subject property was not plotted correctly on the original building location plan. The rear or north face of the subject building is actually five feet closer to the public alley than originally shown. As a result of this error, the parking lot layout has been revised in order to fit the conditions as they actually exist on the site. The revised parking plan is now Exhibit No. 24 of the record.

3. Originally twenty-nine parking spaces were approved for the subject condominium of twenty-six units. The building was constructed in 1905. The parking being provided is not required parking under the Zoning Regulations.

4. Under the proposed modified plans the parking stall No. 23 has been eliminated. Parking stalls Nos. 25 and 26 have been shortened from the nineteen feet length to 16.5 feet and 15.5 feet respectively.

5. All of the material facts which the Board relied upon in granting the application initially remain unchanged and are still relevant. The subject property is located in an R-5-B District which requires one parking space for each two dwelling units. The OPD, the Sheridan-Kalorama Neighborhood Council and ANC-1D had all originally approved the application on the grounds of the great need for off-street parking in their parking congested neighborhood. The applicant is still providing more than the number of spaces required under the Zoning Regulations.

6. The compact and sub-compact cars so prevalent today are short enough to be stored in the smaller spaces that have been created by the revisions to stalls Nos. 25 and 26.

7. The modifications to the plans do not change the relief originally requested from the Board.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the proposed modifications are minor and that the result from an erroneous submission on the part of the applicant. The Board concludes that the relief requested of the Board is unchanged, and that all material facts relied upon in granting the application are still relevant.

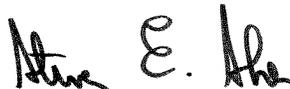
It is therefore ORDERED that the modification of plans is APPROVED, and that the plans marked as Exhibit 24 of the record are hereby APPROVED and shall be substituted for those originally submitted to and approved by the Board. In all other respects, the Order dated August 29, 1978 shall remain in full force and effect.

DECISION DATE: December 5, 1979

VOTE: By Unanimous consent of the Board.

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 17 MAR 1980

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."