GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 13745, of Hilton Hotels Corp., t/a The Capital Hilton, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 7613.12 to extend the provisions of a less restrictive district thirty-five feet into a more restrictive district to permit a commercial laundry in the SP-2 and C-4 Districts at the Capital Hilton Hotel at 1001 16th Street, N.W., (Square 198, Lot 39).

HEARING DATE: June 9, 1982
DECISION DATE: July 7, 1982

FINDINGS OF FACT:

1. The Capital Hilton Hotel, formerly the Statler Hilton Hotel, is located at the northeast corner of the intersection of 16th and K Streets, N.W. Most of the hotel is in the C-4 District. A part of the hotel along 16th Street is in the SP-2 District. It is known as premises 1001 16th Street, N.W.

2. The subject laundry is located in the cellar of the hotel. The laundry itself is partly in the C-4 District and partly in the SP-2 District. The laundry is 9,270 square feet in size and has existed under split zoning since the hotel was constructed in 1943.

3. The subject laundry, which has existed in essentially its present configuration since 1943, has served the needs of both the Capital Hilton and the Washington Hilton, located at 1919 Connecticut Avenue, N.W., in a single plant. A commercial laundry is permitted as a matter-of-right in the C-4 zone but not in the SP-2 zone. A hotel laundry as an "accessory use" is permitted in both the C-4 and the SP-2 zones.

4. This laundry has been the subject of litigation unrelated to the issues in the subject special exception proceeding in which the Court of Appeals held that use of the laundry for the Washington Hilton Hotel was not accessory to the Capital Hilton.

5. The applicant requests special exception relief from the Board to extend the use provisions of the C-4 District thirty-five feet into the SP-2 portion of the laundry so that the single laundry may serve both hotels. The applicant does not seek to extend the height or bulk requirements of the C-4 District nor is variance relief required.

6. Under existing zoning, the Capital Hilton could segergate the laundry by placing the Washington Hilton's service in the C-4 zone since a commercial laundry is permitted as a matter-of-right, and the Capital Hilton's portion in the SP-2 zone since that use would be an accessory use permitted as a matter of right. The costs of shifting the laundry machinery in order to set up two separate operations causes a decrease of functional and economic efficiency and makes such a shift difficult and impracticable.

7. The applicant proposes to extend the use regulations applicable to the C-4 portion of the subject lot by thirty-five feet into the SP-2 portion of the lot, the maximum extension permitted by and in compliance with Sub-paragraph 7613.121.

8. Sub-paragraph 7613.122 is inapplicable to the subject premises since the proposed extension is located in the SP-2 District and does not involve a lot in a residential district.

9. The proposed extension will not have any adverse effect upon the present character or future development of the neighborhood since the laundry is completely enclosed in the cellar of the hotel. The laundry's location prevents it from adversely affecting the vicinity with noise or similar potential impacts. Further, the laundry is a permitted use in both the C-4 and SP-2 zoning districts. The applicant merely requests permission to co-mingle the laundry service of the Capital Hilton and the Washington Hilton. This is a cost effective measure that will improve both the operation and management of the laundry without physically enlarging the existing facility. The existing equipment will be preserved in its most functional and efficient manner.

10. The traffic generated by the laundry operation will not cause a significant impact on traffic circulation. The Washington Hilton uses a single twenty foot long truck to make two stops daily at the Capital Hilton. These stops are at 7:30 A.M. and 2:00 P.M., which are non-peak traffic hours. The truck, which is much smaller than most commercial laundry trucks, uses the existing service bay at the Capital Hilton located on L Street. When not in use, the truck is garaged at the Washington Hilton. The applicant is in compliance with Sub-paragraph 7613.123.

11. The applicant estimates that it would cost in excess of $1,000,000 to shift the entire laundry operation into the C-4 zone. Further, it would cost approximately $2,000,000to create two separate laundries in the Capital Hilton. This second alternative would also necessitate the elimination of certain support services such as the housekeepers' locker room and the carpentry shop. The Capital Hilton has also determined that it is not economically feasible for the laundry to service only one hotel. Therefore, if the applicant is not allowed to co-mingle the two hotels' laundry, the neighborhood would suffer adverse effects because the two hotels would retain a commercial laundry which would make deliveries to both locations more often and with larger trucks.

12. Since the laundry is located in the cellar, no requirements pertaining to the design, appearance, screening, location and lighting of the laundry are necessary. The applicant is in compliance with Sub-paragraph 7613.124.

13. The Connecticut Avenue Association filed a letter of support which stated that the granting of this application will benefit the City by providing the general public with better holstelry facilities thereby increasing trade and tourism promotion.

14. There was no opposition of record to this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the findings of fact ant the evidence of record, the Board concludes that the applicant is seeking a special exception under Paragraph 7613.12. In order to be granted such relief, the applicant must demonstrate that it has complied with the requirements of said paragraph. The Board concludes that the applicant has so complied.

The Board concludes that the proposed extension of the C-4 District use regulations does not exceed thirty-five feet and will not have any adverse effect upon the present character or future development of the neighborhood since the laundry is completely enclosed in the cellar of the subject site and will not generate a significant impact on traffic circulation. No design requirements are necessary due to the laundry's enclosed cellar location. The Board concludes that the applicant's proposed extension is a cost effective measure that will improve the operation and management of the laundry without physically enlarging the existing facility. 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 will not tend to adversely affect the use of the neighboring property. The applicant is, therefore, in compliance with Sub-section 8207.2 of the Zoning Regulations.

It is therefore ORDERED that the application be GRANTED SUBJECT to the following CONDITIONS:

1. The subject laundry shall be used to service exclusively the Capitol Hilton and the Washington Hilton hotels.

2. No portion of the laundry use shall be operated beyond the thirty-five foot extension in the SP zone approved by the Board and shall not include other portions of the basement, such as uniform rooms, valet, halls, etc.

3. The truck used to transport laundry between the Capitol Hilton and the Washington Hilton shall be garaged at the Washington Hilton, but not at a loading berth there.

VOTE: 4-0 (William F. McIntosh, Lindsley Williams, Connie Fortune and Charles R. Norris to GRANT; Douglas J. Patton 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: SEP 21 1982

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."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.