

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13866, of Larry D. Quillian, 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 an R-4 District at the premises 318-324 6th Street, S.E., (Square 874, Lots 808, 34 and 35).

HEARING DATE: November 17, 1982
DECISION DATE: December 1, 1982

FINDINGS OF FACT:

1. The subject property is located on the east side of 6th Street, S.E., between Pennsylvania Avenue and D Street, at premises known as 318-324 6th Street, S.E. It is in an R-4 District.

2. The property is currently used as a parking facility, pursuant to this Board's Order No. 13378 dated February 17, 1981. The site has been used for parking since 1958.

3. The applicant proposes the continuation of this lot for accessory parking for office suites located at 603-605 Pennsylvania Avenue, S.E.

4. Adjacent to the north and east of this site are the rear yards of commercial establishments fronting on Pennsylvania Avenue. There are a number of restaurants and carry-outs, dry cleaning establishments and a variety of other retail and service establishments in the 600 block. South of this parking lot fronting on 6th Street are row dwellings. Row dwellings are also located on the west side of 6th Street at this location as well as along D Street between 6th and 7th Streets. Pennsylvania Avenue forms the principal commercial district for this area. It is zoned C-2-A between 2nd Street and the Anacostia River except for the public parks and squares along its length. The bulk of land in the area is zoned R-4. The majority of residential structures are row dwellings although there are apartment buildings scattered throughout the area.

5. The subject three lots have a combined area of approximately 5,529 square feet. The lot accommodates approximately twenty vehicles and serves as accessory parking for the office establishments located at 603-605 Pennsylvania Avenue, S.E.