

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14685 of Ronald Kabran, Trustee, pursuant to 11 DCMR 3108.1, for a special exception to continue to operate a parking lot for a shopping center in an R-1-A District at premises 5001-5009 New Hampshire Avenue, N.W., (Square 3403, Lots 12, 13, 14, 15, 16, and 801).

HEARING DATE: October 14, 1987

DECISION DATE: November 4, 1987

FINDINGS OF FACT:

1. The subject property is located on the east side of New Hampshire Avenue between Farragut and Gallatin Streets, N.W. and is known as premises 5001-09 New Hampshire Avenue, N.W. It is located in an R-5-A District.

2. The property has been used for parking purposes for approximately forty years and with BZA approval since 1958. The parking lot is presently being operated pursuant to the Board's Order No. 13804, dated October 12, 1982.

3. The subject lot has spaces for fifty-six automobiles, nine more than were accommodated by the site design of the previous application. The site is approximately 17,200 square feet in area. It is bounded on the north and east by New Hampshire Avenue.

4. The applicant proposes to continue to operate this facility as free parking to serve the needs of the customers of a neighborhood shopping facility consisting of a dry cleaning establishment, a supermarket, a liquor store, a coin-operated laundry, a bank and a pharmacy which are located in a C-1 District to the east of the subject.

5. The parking facility is not chained or secured during the hours it is not in operation. It is not feasible to fence the lot as it is separated from the stores by a ten foot wide public alley. It is posted with signs which read "No Overnight Parking - Towed at your own Risk" to prevent unauthorized nighttime parking. It is also posted with signs which limit parking at the site to two hours.

6. The applicant testified that there have been no complaints regarding the parking facility, that the lot is swept every morning and checked for debris every afternoon