

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING—Sept. 30, 1964

Appeal #7911 Thomas Plaza Associates, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Messrs. Harps and Davis dissenting, the following Order was entered on October 7, 1964:

ORDERED:

That the appeal to establish a parking lot at 1313-1325 Massachusetts Avenue, N.W., lots 9, 800, 801, 802, 803 and 804, square 246, be denied.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lots are located in the SP District and are opposite property zoned SP across M Street and across Massachusetts Avenue. The lots at present are unimproved.

(2) The property in question is triangular in shape and with the exception of the Belvedere Apartment building at 13th Street and Massachusetts Avenue, covers the balance of square 246. The lots have a frontage of approximately 194 feet on M Street and 205 feet on Massachusetts Avenue and the apex of the square is located approximately 160 feet east of Thomas Circle. The lots contain an area of approximately 9091 square feet of land on which appellant proposes to provide parking for approximately 40 automobiles. The parking lot would have access to Massachusetts Avenue by a driveway 25 feet wide and two entrances and/or exits onto M Street through driveways 12 feet in width and 16 feet in width.

(3) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(4) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

The Board is of the opinion that the establishment of a parking lot on this site will tend to have an adverse impact upon the present character and future development of the neighborhood.