

PUBLIC HEARING--Sept. 30, 1964

Appeal #7921 Alan Sahm, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on October 7, 1964:

ORDERED:

That the appeal to establish a parking lot for a period of five years at 4300 Military Road to service customers and tenants of premises 5315-17-19 Wisconsin Avenue, N.W., lot 1, square 1661, 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 lot has a frontage of 394.52 feet on 43rd Street, 152.64 feet on Belts Lane and 137.39 feet at the south end of the lot abutting a public alley. The lot has an area of 49,634 square feet of land on which appellant proposes to establish a public parking lot accommodating about 103 automobiles to service the customers and tenants of premises 5315-17-19 Wisconsin Avenue occupied by a liquor store and a discount drug store. This lot adjoins the rear of the commercial frontage on Wisconsin Avenue which is zoned C-3-A.

(2) Exhibit #1 on file with the Board indicates that there will be a five to seven foot high hedge, which is now in existence, along the entire frontage of 43rd Street with no driveway access onto that Street. Driveways will be from Belt Lane, a public alley at the south end of the lot and from Wisconsin Avenue. Appellant also intends to retain the eight foot high hedge at the rear of the lot adjoining lot 809 which fronts onto Wisconsin Avenue.

(3) The proposed parking lot would be located in its entirety within 200 feet of the existing commercial district, and the lot would be used only during business hours.

(4) The proposed parking lot for a distance of 394.52 feet is opposite 43rd Street, which Street is improved with single-family dwellings. To the north, east and south except for the frontage of Wisconsin Avenue is zoned in the R-2 District which is zoned for one-family semi-detached single family dwellings.

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

(6) There was strong opposition to the granting of this appeal registered at the public hearing by residents and property owners on 43rd Street, 42nd Place, Jenifer Street and Military Road, being the persons most affected by the establishment of a parking lot. This opposition is predicated upon the contention that a parking lot at this location would seriously jeopardize the health, safety and welfare and would create a dangerous traffic situation involving noise, confusion, pollution of the air, be a serious nuisance, and would result in rubbish and litter from the persons utilizing the lot.

OPINION:

It is the opinion of this Board that the establishment of this proposed parking lot, accommodating approximately 103 automobiles, will not be convenient to the persons residing in this immediate neighborhood and would be objectionable to adjoining or nearby property because of noise, traffic, and other objectionable conditions inherent in a commercial parking lot of this type. We are further of the opinion that a parking lot of this magnitude will tend to be detrimental to the value and stability of the surrounding residential neighborhood.

We are further of the opinion that the contention of the objectors is largely substantiated by the facts, and that the use proposed will not be in harmony with the general purpose and intent of the zoning regulations and maps and will tend to affect adversely the use of neighboring property in accordance with said zoning regulations and map.