

PUBLIC HEARING--October 21, 1964

Appeal #7954 American Psychological Assn. appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 1, 1964:

ORDERED:

That the appeal to permit auto parking garage in basement of building to be used by persons other than occupants of the building at 1200 - 17th Street, N.W., lot 809, square 160, be denied without prejudice.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's building was originally approved by the Board on April 23, 1963, appeal #7236, to house the American Psychological Association, a non-profit organization, and offices for professional persons occupying less than 25% of the building. The Board thereafter on August 21, 1964 amended its order by stating that the first two floors (plus additional areas as needed) shall be occupied by the American Psychological Association and the remaining space, subject to approval by the Zoning Administrator, may be occupied by other Special Purpose non-profit organizations and Special Purpose professional office use, provided, that not more than 25% of the gross floor area of the building shall be occupied by doctors and dentists.

(2) This Board under date of June 26, 1964, appeal #7785, denied appellant a use variance to permit general office use of the building.

(3) Appellant thereafter requested a change of zoning from SP to C-4 for these premises which was denied by the Zoning Commission on July 7, 1964.

(4) In the instant appeal appellant has requested the Board to permit the automobile parking spaces in the basement to be used by persons other than occupants of the building.

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

(6) The National Capital Planning Commission recommends approval of the application of the American Psychological Association to use parking spaces in the existing garage where in excess of the needs of the occupancy of the building.

(7) The building is not now completely occupied, nor are all of the 120 parking spaces provided in the garage area under the building rented to those tenants now in occupancy.

OPINION:

Since this building is not yet completely occupied it is the opinion of this Board that the appeal is premature. Until the building is completely occupied and the off-street parking needs of tenants fully ascertained there appears to be no basis upon which approval is justified which will be in harmony with the general intent of the Zoning Regulations and map. This denial is therefore without prejudice to possible further proceedings before this Board at a more opportune time.