

PUBLIC HEARING--November 25, 1964

Appeal #8006 Association for Childhood Education International, appellant.

The Zoning Administrator, District of Columbia, appellee.

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

ORDERED:

That the appeal of the Association for Childhood Education International for permission to continue its accessory off-street parking to serve its office building at 3615 Wisconsin Avenue, N.W., lot 809, square 1908, be granted.

After an inspection of the property and from the records and evidence adduced at the public hearing, the Board finds the following facts:

(1) Permission to establish the subject facility to serve the building at 3615 Wisconsin Avenue, N.W. was granted by this Board on January 15, 1958 in Appeal No. 4941 and 4942. The Order in these appeals permitted the establishment of the building as offices for a philanthropic institution and the parking lot. The parking lot permission was granted for a period of five (5) years only and provided that a new application to the Board be submitted at the end of that time.

(2) In the meantime the new Zoning Regulations were adopted, effective May 12, 1958 prohibiting the establishment of any office building with accessory parking at the location of the subject building. The present office use is now nonconforming.

(3) The lots on which the building and parking facility were originally located have been combined into one lot now known as lot 809, square 1908.

(4) This use is housed in a substantial structure and said use along with the parking facilities serving it were authorized prior to the change in the Zoning Regulations, although the parking facility was limited to five (5) years.

(5) The building and its parking lot are well designed and orderly and are not likely to become objectionable to neighboring or nearby property.

OPINION:

The Board is of the opinion that the effect of the original parking grant, due to the somewhat unusual conditions involving procedural and regulatory control, is tantamount to a tacit conclusion that if, upon reapplication at the expiration of the time limit set, continuation of the grant is found to be essential in the public interest, does not affect adversely the use of adjoining and neighboring property and is consonant with the intent and purpose of the Zoning Map and Regulations, it should be reinstated as an integral part of the entire operation. Based upon the facts of record, we conclude that all of these conditions precedent to continuation are met. The use of this property in toto, shall now be construed as nonconforming.