

PUBLIC HEARING--February 17, 1965

Appeal #8068 Joseph E. Jones Agency, Inc. et al. appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on February 17, 1965:

ORDERED:

That the appeal for permission to vary the amount of parking spaces required in the C-3-B District being a reduction of 25% at 1640 Connecticut Avenue, N.W., lots 65, 811, 812, 813 and 814, square 93, be granted.

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

(1) This request for a 25% reduction in the amount of required off-street parking was created by a change of use in the building. The building was initially designed for retail commercial on the first floor and offices on the floors above. Appellant now proposes to occupy a portion of the ground floor for a theatre which creates a deficiency in the amount of required off-street parking.

(2) Under the new setup 76 automobile parking spaces are required, whereas 57 parking spaces are provided, or a shortage of 19 spaces. However, the building provides attendant parking for the garage facilities which can accommodate 96 automobiles or 20 spaces above the number required under the Zoning Regulations.

(3) Appellant shows that other parking is available in the area for a total of 240 spaces. These parking spaces are located between 25 and 850 feet from the premises, as well as additional curb parking.

(4) Appellant submitted a statement from the tenant of the theatre. He shows that the ~~retail~~ theatre operation is ideally suited for location in an office building as the demands for parking for the theatre are during those periods when the office use is least, the peak theatre operation being after 7:00 p. m. on week nights with heaviest use occurring on Fridays, Saturdays and Sundays.

(5) Appellant also submitted a statement showing that Monday through Friday from 8:00 a. m. to 2:00 p. m. the garage, with slight vacancies, was fully occupied accommodating 96 vehicles; from 2:00 p. m. to 6:00 p. m. parking available for 25 or more additional vehicles; from 6:00 p. m. and after sixty to 70 parking spaces available, and Saturdays, Sundays and Holidays 60 to 80 parking spaces generally available.

(6) There was objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the request of appellant for a 25% reduction in the amount of required off-street parking spaces for this non-residential use will be consistent with the spirit and purpose of these regulations, as the maximum theatre use will occur during the off hours, and further, the fact that the garage will be attended at all times thus providing what will amount to approximately 20 more spaces than required by the Zoning Regulations.

For the above reasons and the fact that other parking facilities are available in the area, we are further of the opinion that this relief will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and maps.