

PUBLIC HEARING—Sept. 22, 1965 and
Oct. 13, 1965.

Appeals #8372 and #8373 Appeals of Giant Food, Inc. and Pallottine Missionary Society of Huntington, W. Va. appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Davis dissenting, the following Order was entered on October 19, 1965:

ORDERED:

That the appeal to provide accessory automobile parking on lots 15, 16, 8, 800, 801, 9 and 7, square 3929, to serve proposed Giant Food Stores located on the northwest corner of 12th and Lawrence Streets, N.E., 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 property has a frontage of 300 feet on Lawrence Street, 100 feet on Monroe Street and 150 feet on 12th Street. The property contains an area of approximately 60,000 square feet of land.
- (2) The property zoned C-1 for a depth of 100 feet paralleling 12th Street. The proposed store would be on the C-1 portion of the property and the remainder of the property located in the R-1-B District would be used for off-street parking.
- (3) Exhibit #23 is a traffic count by Burton H. Sexton for the proposed Giant Food Store at 12th and Lawrence Street, N.E.
- (4) Exhibit #29 is a statement by John F. Donahue, real estate appraiser, describing the proposed location of the store with parking, commercial facilities on 12th Street and development in the general area.
- (5) Exhibit #28 is a statement of Stanley M. Spivack of the Giant Food Store which deals with a survey for the need of this store, as well as the parking situation and traffic in the immediate area of the proposed store.
- (6) Exhibit #22 is a statement of Donald N. Coupard, architect, in which he stresses the need for off-street parking on the residential portion of the property.
- (7) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (8) Exhibit #2 is a plat showing location of the proposed grocery store together with off-street parking.
- (9) The parking spaces would be located in their entirety within 200 feet of the use to which they are accessory and immediately contiguous to the use to which they are accessory.
- (10) There was strenuous opposition to the granting of this appeal registered

at the public hearing by a large petition of property owners and others in the neighborhood. The Brookland Neighborhood Civic Assn. Inc.; the Brookland Area Coordinating Council; the Michigan Park Citizens Association and the Federation of Citizens Associations of the District of Columbia have all written in letters in opposition to the granting of this appeal.

OPINION:

It is our opinion that the proposed parking area is so located as to become objectionable to adjoining and nearby property because of noise, traffic and other conditions which are normally inherent in a public parking lot. We are also of the opinion that the size of the store together with the requested parking facilities suggests an operation of far greater magnitude than those contemplated for the neighborhood shopping district as set forth in Section 5101.1 of the Zoning Regulations, and therefore is not compatible with the character of the neighborhood.

We further feel that due to the irregular contour of the boundary of the premises makes it difficult to arrange parking so as not to be objectionable to adjoining and nearby property.

In view of the above it is our further opinion that the granting of this exception will not be in harmony with the general purpose and intent of the Zoning Regulations and map, and will tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and map.