

PUBLIC HEARING—October 13, 1965

Appeal #8412 BNA Washington, Inc. appellant.

The Zoning Administrator District of Columbia, appellant.

Upon motion duly ~~entered~~ made, seconded and unanimously carried the following Order was entered on October 19, 1965:

ORDERED:

That the appeal for a variance from the provisions of Section 7205 of the Zoning Regulations to permit parking not meeting the requirements of that paragraph at 1233-47 and 1255 - 25th Street, N.W., lots 16, 50 thru 69, 849, 847, 808, 810, 811, 813 and 850, square 24, be granted.

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, which is located in the C-M-2 District, has a frontage of 206.92 feet on 25th Street and a depth of 208 feet, and contains an area of approximately 43,056 square feet of land. The property is bounded by Phillips Court on the south, Phillips Court on the east and one-half of the property has a 24 foot wide public alley at the rear.

(2) Appellant requested a 25% reduction in amount of off-street parking for his office building or in alternative a variance to approve attendant parking. 185 parking spaces are required for the office, 45 spaces for the theatre or a total of 230 spaces. The parking proposed would be 200 automobiles. This is increased by the utilization of vault space to 232 spaces or two above the required off-street parking. With the use of attendant parking it will be possible to park in excess of 282 or 52 spaces in excess of the regulations.

(3) Exhibit #6 is a statement of Fred Burka operation of the theatre stating that the theatre operation is ideally suited for location in this office building as the demands for parking are during periods when the office use is least, the peak operation being after 7:00 p. m. on weeks nights with the heaviest occurring on Fridays, Saturdays and Sundays. High daytime occupancy occurs only on Saturdays and Sundays.

(4) Exhibit #10 is statement of architect setting forth hardship suffered if required to provide parking in amount required by the Zoning Regulations by reason of rock conditions on the site.

(5) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the provisions of Section 8207.11 of the Zoning Regulations by reason of rock formations on the property, and that this relief can be granted by use of parking within the vault with an attendant. The Board therefore grants the permission requested with the use of the vault space with attendant parking. No reduction is permitted in the amount of off-street parking.