

PUBLIC HEARING—October 13, 1965

Appeal #8417 Martha Dezendorf, Leon and Evelyn Lamb, T. Nelson Jeffres, 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 for a variance from the provisions of paragraph 7507.4 of the Zoning Regulations to permit addition of two stories to a parking garage located on an alley lot at the rear of 1125 - 15th St. N.W., alley lot 844, square 214, 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 alley lot which is located in the C-4 District has an area of 12,071 square feet of land and abuts a 30 foot public alley. The existing structure is a two-story parking garage approximately 30 feet in height. It is proposed to add one additional story to the building which will accommodate two levels of parking.

(2) Appellant requires a variance from the height requirements under paragraph 7507.4 of the Zoning Regulations as the addition will exceed that permitted by approximately ten feet.

(3) Appellant states that the height limitation severely limits its most appropriate development and that the present improvement of the property as a parking garage is a most appropriate development because of the need for off-street parking and that the additional story will serve the need for additional off-street parking. He also states that the additional story can be added without any structural alterations and within all of the limitations of structural safety.

(4) Appellant states that the subject property, being in the C-4 District, devoted to parking garage and that commercial buildings in this district are not required to provide off-street parking and that there is a great demand in this area of the city for such parking facilities and that this addition would help meet that demand.

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

OPINION:

The Board is of the opinion that although additional off-street parking in the downtown area of the city is in itself highly desirable, it notes that this is the only premises in the block which has no direct street frontage. We further note that the 30 foot wide public alley providing access to the lot narrows to 15 feet of width at its juncture with Vermont Avenue and with 15th Street and narrows to 10 feet at its juncture with L Street. It is our opinion, therefore, that these alleys are inadequate to permit two way traffic, and that

to erect so large a parking structure, wholly dependent upon alley access, will cause congestion and would necessitate the devotion of a disproportionately large share of the alley traffic capacity to one owner, to the disadvantage of the other properties in the block.

In view of the above the Board is of the opinion that this relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.