

PUBLIC HEARING--October 13, 1965

Appeal #8418. Frank J. Rooney, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. McIntosh not voting, the following Order was entered on October 19, 1965:

ORDERED:

That the appeal to permit reduction in the amount of required off-street parking by not more than 11% at 500 North Capitol Street, lot 169, square 628, be granted.

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-3-B District, has a frontage of approximately 260 feet on North Capitol Street, a depth of 110 feet on E Street to a fifteen foot wide alley in the rear and contains an area of 17,006 square feet of land.

(2) Exhibit #6 is a statement of Allan J. Lockman, architect, in which he sets forth the reasons for the required reduction in off-street parking by 10.67% of that required under the Zoning Regulations.

(3) The subject building known as Capitol Mall North is now under construction. At the time of construction it was a normal C-3-B office building. The Federal Government thereafter leased 169,000 square feet and will fully occupy the building for the benefit of the Government. Appellant states that if the Government had assumed exclusive control of the building no certificate of occupancy would be required and the present parking problem would not have arisen.

(4) The lease by the Government for the Security and Exchange Commission is for ten years and will probably be renewed for an additional period. Appellant states, however, that if the lease is not renewed he will convert the building to ~~the~~ that which it was originally planned providing all required off-street parking.

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

OPINION:

We are of the opinion that the type of structure and its proposed use will be consistent with the spirit and purpose of these regulations. We are further of the opinion that no unreasonable amount of traffic congestion will result by the use.

In view of the above findings and the fact that the building is under lease by the Federal Government, it is our opinion that this exception 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 map.