

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- August 24, 1966

Appeal No. 8885      Norman Bernstein et al, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on August 31, 1966.

ORDERED:

That the appeal for a variance from the requirements of Section 3101.411(a) to permit accessory off-street parking located on lot 6, square 2106, and east of and adjoining 2737 Cathedral Avenue, NW., be denied.

FINDINGS OF FACT:

(1) The subject property is an unimproved lot located in an R-3 District.

(2) The lot has a frontage of 58.27 feet on Cathedral Avenue, a rear lot line of 47.59 feet, an eastern lot line of 139.51 feet, a western lot line of 143.82 feet, and contains 7,974 square feet.

(3) The property abuts a 15-foot public alley at the rear and east lot lines.

(4) It is proposed to use the property to park automobiles, serving only the occupants of the apartment building at 3000 Connecticut Avenue.

(5) The property to the west of the lot is occupied by the Chancery of the Government of Mauritania. A nonconforming gas station is across the alley from the rear of the property.

(6) The building at 3000 Connecticut Avenue now has 136 off-street parking spaces, 116 apartment units, 53 offices of doctors, dentists and others, seven stores (grocery, liquor, beauty shop, barber shop, drug store, tavern, and dressmaker) and the offices of the Terminix Company.

(7) Opposition to the granting of this appeal was registered at the public hearing. The Woodley Park Community Association opposes the appeal and the record contains thirteen (13) letters from residents of the area and a petition signed by 113 residents, all in opposition.

OPINION:

We are of the opinion that the establishment of this parking lot at this location will have an adverse impact on the nearby residential property and affect adversely the present character and future development of the neighborhood. At present the lot constitutes a buffer between the more restricted residential neighborhood and the large apartments and the gasoline station. A parking lot would not be a suitable development compatible with the single family dwellings nearby, and would have a tendency to produce objectionable factors such as noise, traffic congestion, fumes, etc.

The establishment of this parking lot use would not be in harmony with the general purpose of the R-3 zoning and would be inconsistent with the purpose and intent of the zone plan as embodied in the Zoning Regulations and Map.