

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 8957 Guardian Federal Savings and Loan Association,
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 October 17, 1966.

EFFECTIVE DATE OF ORDER - April 18, 1967

ORDERED:

That the appeal for permission to establish accessory parking on lot 42, square 137, 1824 Massachusetts Avenue, NW., to serve premises 1369 Connecticut Avenue, NW., be granted

From the records and the evidence adduced at the public hearing, and an examination of the subject lot, the Board finds the following facts:

(1) The applicants own and operate the Guardian Federal Savings and Loan Association bank building located at 1369 Connecticut Avenue, NW. on lots 12 and 13, square 137. The bank building is located in a C-3-B zoning district.

(2) The applicants propose to establish accessory parking on lot 42 which is immediately adjacent to the bank building on the east which is located in an SP zoning district.

(3) The proposed plans submitted as Exhibit No. 3, call for the establishment of 6 parking spaces and an access driveway 14 feet in width. The parking spaces will be set back from Massachusetts Avenue to correspond with the existing setback of the bank building and hedge screening.

(4) The proposed parking spaces will be established within the same square in which the principal use is located. An examination of the area reveals that it is economically impractical to locate parking spaces on lots 12 and 13, or on adjacent lots due to the substantial improvements on the lots and the adverse adjoining ownership to the south of the lots on Connecticut Avenue.

(5) Additionally, the Board is cognizant of the traffic conditiont that exist at Dupont Circle on which the principal use fronts.

(6) The plans call for a 50 foot setback from Massachusetts Avenue to the 6 parking spaces. This distance is comparable to the setback of the principal building. Also the plans call for a 4-foot brick wall to match the wall of the existing bank building along the setback line.

(7) The patrons of the bank presently use the parking lot across Dupont Circle between P Street and New Hampshire Avenue and another parking lot south of Guardian Federal Bank on Connecticut Avenue. The proposed parking spaces will be much more accessible to the principal use.

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

OPINION:

It is the opinion of this Board that the granting of this appeal for a special 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 the Zoning Regulations and Maps. The parking spaces as proposed are so located that they are not likely to become objectionable to nearby property because of noise, traffic or other objectionable conditions.

This Order shall be subject to the following conditions:

- (a) All areas devoted to driveways, access lanes and parking areas shall be paved with an impervious material.
- (b) The lot shall be designed so that no vehicle or any part thereof shall project over any lot line.