

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 9017 Westminister Investment Company, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. William F. McIntosh not voting, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER -- May 11, 1967

ORDERED:

That the appeal for permission to provide accessory parking on lot 124, square 239, at the northeast corner of Riggs Place and 14th Street, NW., to serve buildings located at 1711, 1715 and 1717 - 14th Street, NW., be conditionally granted.

FINDINGS OF FACT:

(1) The property which is the subject of this appeal is located in a C-M-3 District.

(2) The Board made an exterior inspection of the subject property on November 14, 1966 and found that the lot that is to be used for parking is already a public parking lot.

(3) The premises to be served by the accessory parking are 1711-13, 1715 and 1717 - 14th Street, NW. Premises 1711-13 is improved with a two-story brick building which will be used for offices and classrooms. Premises 1715 and 1717 are improved with a four-story brick structure which will be used as offices, all three premises to be used by the Opportunities Industrialization Center (O.I.C.)

(4) The O.I.C. is a federally funded poverty program for the greater Washington area, the funds coming from the Office of Economic Opportunity, the Department of Labor, and the Department of Health, Education and Welfare. The program will furnish free vocational training to persons qualifying under the poverty program.

(5) It is proposed that the school will have 260 students and training will be in 18 different vocational trades.

(6) The school will have 23 instructors.

(7) The property to be used by the school and administrative offices are separated from the lot to be used for accessory parking by Riggs Place, a street running for one block between 13th and 14th Streets, NW. The proposed parking lot is approximately 250 feet from the site of the school.

(8) Section 7202.1 of the Zoning Regulations provides, in part, that trade schools shall provide, in all zoning districts except C-4, two spaces for each three teachers plus one space for each ten classroom seats. Appellant is required to provide at least 40 off-street parking spaces for the school.

(9) No opposition was registered at the public hearing.

OPINION:

It is the opinion of the Board that the required accessory off-street parking spaces cannot be located on the school sites as that property is now improved with buildings occupying most of the lot and the adjoining property is adversely owned and not available to the appellants.

The proposed accessory parking spaces are so located as they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions. The proposed parking will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring property. In addition, the lot for parking is within reasonable proximity to the location of the premises which the accessory parking will serve.

This Order shall be subject to the following condition:

Appellant shall provide a covenant running with the land that will require these off-street parking spaces to be maintained and available so long as the premises 1715, 1717 and 1711-13 - 14th Street, NW. are used for the subject purposes.

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Certificate of Occupancy shall not issue until applicant has complied with the foregoing condition. Further, the Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.