Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- January 18, 1967

Appeal No. 9064 S. Greenhoot Fischer, 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 January 27, 1967.

ORDERED:

That the appeal for permission to establish a parking lot for five (5) years at 1526 - 15th Street, NW., lot 37, square 194, be denied.

FINDINGS OF FACT:

(1) The subject property is located in an R-5-B District.

(2) The Board made an inspection of the subject property on January 17, 1967 and found the lot improved with a vacant three-story brick building with a store front on the 15th Street ground floor. It is a corner lot. The property was in very bad condition and vandalized.

(3) The subject lot has a frontage of 23.75 feet on 15th Street and a depth of 100 feet, comprising 2,375 square feet.

(4) It is proposed to raze the building now occupying the lot and construct a parking lot to serve approximately five (5) automobiles.

(5) The Department of Highways and Traffic offers no objection to the granting of this appeal. The Department states: "This request has been discussed with the applicant Mr. Fischer. He informed us that this narrow lot is to be used primarily for private use only such as persons at the nearby church. Ingress and egress to the proposed lot will be from two driveways on Church Street."

(6) By letter dated January 18, 1967 (BZA Exhibit No. 9), the Redevelopment Land Agency of D.C. through its Project Director for the Shaw Urban Renewal Area writes the following comments to the Board.

"The property in question is adjacent to but not within the extreem westerly boundary of the Shaw School Urban Renewal Area, (Project No. D.C. R-13). During the next one and one-half to two-year period, detailed surveys will be undertaken and plans prepared for the upgrading and renewal of that area. Our earliest studies indicate a low vacancy and a high occupancy rate for houseing, and it will be the repair of old housing we expect to emphasize in the plan, as well as the construction of new housing wherever possible. About half the land in the area is already devoted to streets, open areas, and parking, and these uses will be studied carefully as part of the planning effort.

"For properties within the urban renewal area, we would hope that important changes in land use would be made with reference to plans as they are formulated. For properties adjacent to the urban renewal area, we would hope that consideration be given to those plans."

(7) The Church Street Community Club and the Midway Civic Association, Inc. oppose the granting of this appeal. The file contains petitions with 85 signatures expressing opposition to the appeal. There was opposition registered at the public hearing.

OPINION:

We are of the opinion that the establishment of a commercial parking lot, even though small, in a residential district may have an adverse affect upon nearby and adjoining property. We do not think that a parking lot is the most desireable use for residentially zoned property, even when an exception to the Zoning Regulations permits such use. The Board will not encourage the replacement of residential structures with commercial parking lots which may be for the sole benefit of the property owner. In our view, approval of this type of parking lot would be contrary to the purpose and intent of the Zoning Regulations.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: James E. Bess

JAMES E. BESS, Secretary of the Board