

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- January 18, 1967

Appeal No. 9077 Brookings Institution, 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 temporary parking lot for a period of 5 years at 1736-1752 P Street, NW., lots 45-49,86,809,819,825 and 826, square 157, be denied.

FINDINGS OF FACT:

- (1) The subject property is zoned R-5-D.
- (2) The property is now improved with a number of three-story and basement brick row dwellings. most of which are either rooming houses or apartments.
- (3) Appellant states that the proposed lot is to substitute for a previous lot operated by Colonial Parking, Inc. which was closed for construction of a new building.
- (4) It is proposed to establish a parking lot with approximately 94 off-street parking spaces. The lot would have two entrances on P Street.
- (5) The lot would operate five (5) days a week between the hours of 7:30 a.m. to 7:30 p.m. with an attendant at all times.
- (6) Appellant states that the existing buildings on the lots have become expensive to keep and maintain and would not represent an economic investment to rehabilitate. Therefore, the failure to grant permission to establish this lot would not save the buildings as they will demolish.
- (7) The Department of Highways and Traffic offered no objection to the granting of this appeal provided that the vehicles using the lot do not block the alley.

(8) Objection to the establishing of this proposed parking lot was registered at the public hearing. The major objections were from residents of the Avondale Apartments, an adjacent building, who objected to the homes being torn down, the added congestion caused by an increased number of automobiles in the area, the automobile exhaust fumes, the noise, and the headlights of cars using the lot. The Dupont Circle Citizens Association also opposed the appeal. The file contains twelve (12) letters in opposition to the granting of this appeal.

(9) There are several letters (9) in the file supporting the granting of this appeal and a petition signed by twenty (20) residents of the Avondale "in accord with" this application.

(10) Appellant requested a rehearing of this appeal at the February 15, 1967 public hearing and by letter dated February 17, 1967 appellant was informed that the Board had unanimously denied this request.

OPINION:

We are of the opinion that the establishment of a public commercial parking lot may have an adverse affect upon nearby and adjoining property. Although a parking lot may be established with Board of Zoning Adjustment approval, we do not feel that this is a desirable use for residentially zoned property, particularly when the parking is not provided to serve adjacent uses. This property is already developed with residences, admittedly in poor condition. However, 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 views, approval of this type of parking lot would be contrary to the purpose and intent of the Zoning Regulations and would impair the integrity of the zone plan as embodied in the regulations and map.

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

ATTESTED:

By: _____
JAMES E. BESS
Administrative Officer