

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 17, 1968

Appeal No. 9703 Albert Small et al, appellants.

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 14, 1968.

EFFECTIVE DATE OF ORDER: August 27, 1968

ORDERED:

That the appeal for permission to erect a parking garage in accordance with Section 4101.41 of the Zoning Regulations at 509 - 515 20th Street N. W., lot 831, square 122, be granted.

FINDINGS OF FACT:

[1] The subject property contains approximately 13,814 square feet and is located in an SP zoning district.

[2] The application as filed requested permission to erect the parking garage pursuant to Section 4101.41 of the Zoning Regulations and in the alternative for a variance from the FAR requirements of the SP district. At the public hearing the applicants withdrew their request for a variance.

[3] The subject property is located south of the National Association of Life Underwriters building, north of the building devoted to the Association of General Contractors of America and west of property owned by the George Washington University.

[4] The proposed structure will contain approximately 99,000 square feet, will have a maximum height of approximately 50.87 feet with six levels of parking above grades and two levels of parking below grade as shown on the site plan and cross section submitted as Exhibit No. 11. The capacity of the parking structure will be 247 cars distributed as shown on the parking schedule.

[5] Photographs submitted as Exhibit No. 5 show that the proposed use and design of the structure are in harmony with the neighboring uses. There have been other parking lots approved within the immediate vicinity all without adverse effect upon the surrounding uses.

[6] The parking consultants for the proposed garage investigated the need for parking in the area and concluded that there is a definite demand for parking at this particular location and that the proposed parking garage would have no adverse affect upon the neighborhood. The consultants further found that the parking garage would be a benefit to the area as well as to the District of Columbia as a whole.

[7] Access to the site will be provided via 20th Street N. W. exclusively. Twentieth Street is one way north with excellent access to major arteries such as the E Street Expressway. The traffic flow from the site will have diffusion and disbursement to the major arteries.

[8] The Department of Highways and Traffic offers no objection to the application and states that the garage "should create no traffic problems but should help relieve the parking problem in this area by providing additional off-street parking spaces."

[9] The requirements of Section 7404.12 are met in that the proposed parking garage has no vehicle entrance or exit nearer than 25 feet to the street intersection as measured from the intersection of the curb line extended and the entrance and exit to the parking garage is excessible from the 20th Street frontage.

[10] The application was frowarded to the National Capital Planning Commission for review and report in accordance with the provisions of Section 4101.41. The Planning Commission approved the use o for the area and suggested minor changes in the architectural treatment of the structure. Applicants in accordance with the suggestions of the Planning Commission revised the structures and submitted revised elevations for the proposed garage as Exhibit No. 23.

[11] The SP district is a zoning district designed to encourage controlled parking facilities. See Section 4101.1

[12] No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

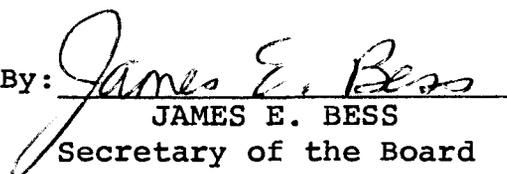
We are of the opinion that the granting of this appeal is in harmony with the general purpose and intent of the Zoning Regulations and map and will tend to have no adverse affect upon the use of neighboring properties. The evidence adduced at the public hearing, in the opinion of the Board, shows that there is a demand for parking in the area and that the specific use of a parking garage at this location will be a benefit to the area as well as the District of Columbia.

The granting of this appeal shall be subject to the following condition:

This appeal is approved for the erection of the proposed parking garage in accordance with the revised elevations approved as noted by the architect-member of the Board, Drawings No. 1 and 2, August 19, 1968.

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

ATTESTED:

By:   
JAMES E. BESS  
Secretary of the Board

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 17, 1968

Appeal No. 9703 Albert Small et al, appellants.

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 September 27, 1968.

EFFECTIVE DATE OF AMENDMENT - October 3, 1968

ORDERED:

That the Order of the Board effective August 27, 1968, granting permission to erect a parking garage in accordance with Section 4101.41 of the Zoning Regulations at 509-515 20th Street, N.W., lot 831, square 122, be amended as follows:

That No. 4 under Findings of Fact be amended to read:

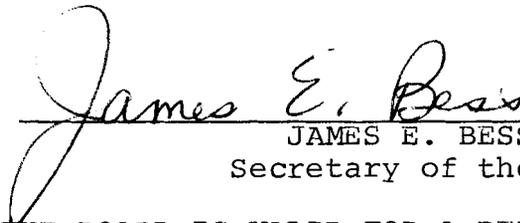
The proposed structure will contain approximately 104,100 square feet, will have a maximum height of approximately 112 feet at the eastern elevation, will have seven levels of parking above grade as shown on revised Exhibit No. 11, and the capacity of the parking structure will be 263 cars distributed as shown on the parking schedule contained in revised Exhibit No. 11.

This amendment does not alter any other terms in the Board's Order effective August 27, 1968.

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

ATTESTED:

By:



JAMES E. BESS  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.