

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 18, 1968
January 15, 1969

Appeal No. 9874 Meyer Siegel, Trustee, appellant.

The Zoning Administrator of the District of Columbia, appellee.

EFFECTIVE DATE OF ORDER - March 11, 1969

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 7 and January 21, 1969.

ORDERED:

That the appeal for permission to establish apartment house adjuncts as valet and laundry in basement and for a variance from Section 3105.42(e) of the Zoning Regulations to permit same at 2500 Que Street, N.W., lot 846, Sq. E-1264, be partially granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. Subject property is improved with an apartment building containing 73 units which is approximately 28 years old.
3. It is proposed to continue the use of the laundry room which measures approximately 50 by 20 feet and the use of a valet shop which measures approximately 20 by 40 feet.
4. The laundry machines involved have been installed for a period of 15 years and are operated by an outside business organization.
5. The facilities cannot be seen from the outside of the building nor are they advertised. Said facilities are solely for the use and convenience of the tenants of the building. The laundry room is open at 6:00 a.m. and is locked at 11:00 p.m. The valet shop currently operates from 9:00 a.m. to 5:00 p.m.
6. Appellant alleges that the nearest commercial district to the apartment building is over 1/4-mile away. No valet work is done on the premises, but the valet shop serves as a pick-up station which is used by an outside commercial group. Clothing is taken out of the building and then returned.

7. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that coin operated laundry equipment, including washers and dryers, located within an apartment building for the convenience of the tenants should be considered a permitted accessory use and should not require approval of the Board of Zoning Adjustment. This Board holds this opinion whether or not the machines are owned and/or maintained by the building owners, or managed by a concessionaire. We believe that the nature of the installation is more important than the ownership. The Board further recommends that in the forthcoming general revision of the Zoning Regulations an attempt should be made to relate the permitted number of washing machines and dryers to the number of units in the building.

The valet shop as proposed constitutes a business adjunct and is not permitted in the R-5-B Zoning District. We hold that the appellant has not shown a hardship within the meaning of the variance clause of the Zoning Regulations to justify permitted use of the requested valet shop. Therefore, the request for a variance permitting the valet shop is hereby denied.

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

ATTESTED:

By:



CHARLES E. MORGAN
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.