GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

DATE: January 9, 2002

TO: District of Columbia
Board of Zoning Adjustment

THROUGH: Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

SUBJECT: BZA Case No. 16820
Citibank, F.S.B.
4201 Fessenden Street, N.W.
Square 1669 Lots 26 and 27

Summary

Pursuant to 11 DCMR 3104, the applicant, Citibank, F.S.B., the owner of 4201 Fessenden Street, N.W. and 5008 42nd Street, N.W., seeks extension of the special exception under §213 to continue the use of a previously Board approved surface parking lot in an R-4 Zone District which serves the adjacent bank in a C-2-A Zone District. The applicant requests relief in order to continue the operation of an accessory parking lot in the R-4 Zone District, which was granted in the BZA Order No. 15572. The applicant has provided evidence showing full compliance with the existing conditions.

The applicant has complied with the conditions of the previous approval that was established to mitigate the adverse impacts of the parking lot on the Chevy Chase neighborhood. Based on the compliance with the full conditions the Office of Planning recommends approval of BZA application 16820.

Background

The subject lots are located on the northwest corner of Fessenden Street, N.W. and 42nd Street, N.W. The lots are identified as Square 1669, Lots 26 and 27 and are addressed in the tax records as 5008 42nd Street, N.W. and 4201 Fessenden Street, N.W. respectively. Square 1669 is generally located east of Wisconsin Avenue between Fessenden Street and

BZA
Case No. 16820
Exhibit No. 21

Board of Zoning Adjustment
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CASE NO.16820
EXHIBIT NO.21

Garrison Street, N.W in the Chevy Chase neighborhood (see Attachment 1). The existing lots are roughly rectangular lots with Lot 27 having 58.5 feet of frontage on Fessenden Street and 88.0 feet of frontage on 42nd Street. Lot 26, which abuts the north side of Lot 27, has 62.0 feet of frontage on 42nd Street. A 10' wide public alley that serves the square bounds the northern side of Lot 26. To the west of both lots lies a single lot in the C-2-A zone occupied by a branch of Citibank, F.S.B. Both lots are in the R-4 Zone District (see Attachment 2)

The existing parking lot occupies both lots and is landscaped in accordance with the approved landscape plan. The parking lot is provided with screening along the south and east sides by a solid masonry wall at least twelve inches thick and forty-two inches high (see Attachment 5). The north side is screened by a black vinyl clad chain link fence with black slats. The parking lot is accessed by way of Fessenden Street and vehicles entering the site through the adjoining bank lot. The surface of the lot is currently maintained in good condition and can accommodate 13 vehicles.

The parking lot, which is the subject of this application, has been used as a parking lot for at least 20 years, having been first approved by the Board in 1982. The most recent approval by the Board, Order No. 15572, was on November 13, 1991 (see Attachment 6). That approval will lapse on February 26, 2002, which is ten years after the anniversary of the previous approval. The parking serves the existing bank on the adjoining C-2-A lot.

PROJECT DESCRIPTION

Pursuant to 11 DCMR 3104, the applicant, Citibank, F.S.B., requests approval of a special exception as required by §213 (as referenced by §332.1, §322.1 and §302.1 sequentially) to continue the use of a surface parking lot in an R-4 Zone District.

COMPREHENSIVE PLAN

The Comprehensive Plan Generalized Land Use Map depicts the site as being in the low-density commercial land use category. This category includes shopping and service areas that are generally low in scale, character, and activity, and that provide a limited or specialized range of retail goods and services as the predominant uses. The Plan further delineates the areas to the east of the subject lots as being in the low-density residential land use category. The low-density residential land use category includes single-family detached and semi-detached housing as predominant uses (see Attachment 4).

ANALYSIS

DCMR, Section 3104.1 cites the D.C. code provision that authorizes the BZA to grant the requested special exception "where, in the judgment of the Board, the special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map; and granting of the special exception will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map

In the past, the applicant has satisfactorily provided support for the requested relief from the requirements of Section 3104 of the Zoning Regulations, by demonstrating that the proposed parking lot can be in harmony with the general purpose of the Zoning Regulations and will not tend to adversely affect adjacent properties. Specifically:

The subject site has been Board approved for parking purposes for at least twenty years. The applicant's special exception request, anticipates using the parking lot in the same manner. There is no reason to expect the continuation of parking at the subject site to result in inconsistencies with the general purpose and intent of the Zoning Regulations and Zoning Map.

Granting of the special exception for the requested parking lot will not affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map. The parking lot serves permitted uses on the adjoining C-2-A portion of the property. There are adequate barriers screening the parking from neighboring residential property. The use of the property as a parking lot does not adversely affect the neighboring residential properties.

The Board granted the special exception in 1991 with the following conditions:

1. Approval shall be for a period of TEN (10) YEARS from the date of expiration of the previous approval namely February 26, 1992.
2. The parking layout and landscaping shall be as shown on the site plan marked as Exhibit No. 9 of the record.
3. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
4. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
5. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over public space.
6. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
7. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
8. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The applicant has met these conditions. Further, in the last application, the applicant demonstrated that the proposed parking lot meets the requirements of Section 213 of the

Zoning Regulations. Specifically:

§ 213.2 –A parking lot shall be located in its entirety within two hundred feet (200 ft.) of an existing Commercial or Industrial district.

The entire parking lot remains within two hundred feet of an existing Commercial district.

§ 213.3 – A parking lot shall be continuous to or separated only by an alley from a Commercial or Industrial district.

The parking lot is continuous to the commercial use it serves.

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§ 213.4 – All provisions of chapter 23 of this title shall be complied with.

The proposed parking lot will satisfy the requirements of Chapter 23 of the Zoning Regulations. Section 2303 requires that:

- The parking lot surface be a minimum of four inches in thickness and paved with material approved by DPW as being all weather impervious;
- No vehicle using the parking lot project over any lot line or building line; and
- No other use be conducted on the subject site and no other structure stand on the lot except those uses or structures otherwise permitted in the R-4 District.

The subject parking lot meets the above requirements.

The parking lot also meets the other requirements of §2303.1, specifically, (d) there is no vehicular entrance or exit within 40 feet of a street intersection; (e) The parking lot will be lighted so that all direct rays of light are confined to the surface of the parking lot; and (f) the parking lot is kept free of refuse and debris and shall be landscaped. Further, the parking lot is screened from residential properties across the street by a masonry wall that is a minimum of twelve inches thick and forty-two inches high and from across the alley to the north by a vinyl clad chain link fence with slats. No residential property is contiguous to the site.

§ 213.5 – No dangerous or otherwise objectionable traffic conditions shall result from the establishment of the use, and the present character and future development of the neighborhood will not be affected adversely.

The proposed continuation of the existing use will not create any dangerous or otherwise objectionable traffic conditions as a result of the subject parking lot or cause a large increase in the traffic volume for neighboring streets.

§213.6 – The parking lot shall be reasonably necessary and convenient to other uses in the

vicinity, so that the likely result will be reduction in overspill parking on neighborhood streets.

The site is convenient to a church across 42nd Street and a portion of the parking on the bank lot is available to commercial uses to the north along Wisconsin Avenue.

§213.7 - A majority of the parking spaces shall serve residential uses or short-term parking needs of retail, service and public facility uses in the vicinity.

The parking lot serves the short-term parking needs of the adjacent bank. Provision of the parking facility reduces the demand for nearby on-street parking.

COMMUNITY COMMENTS

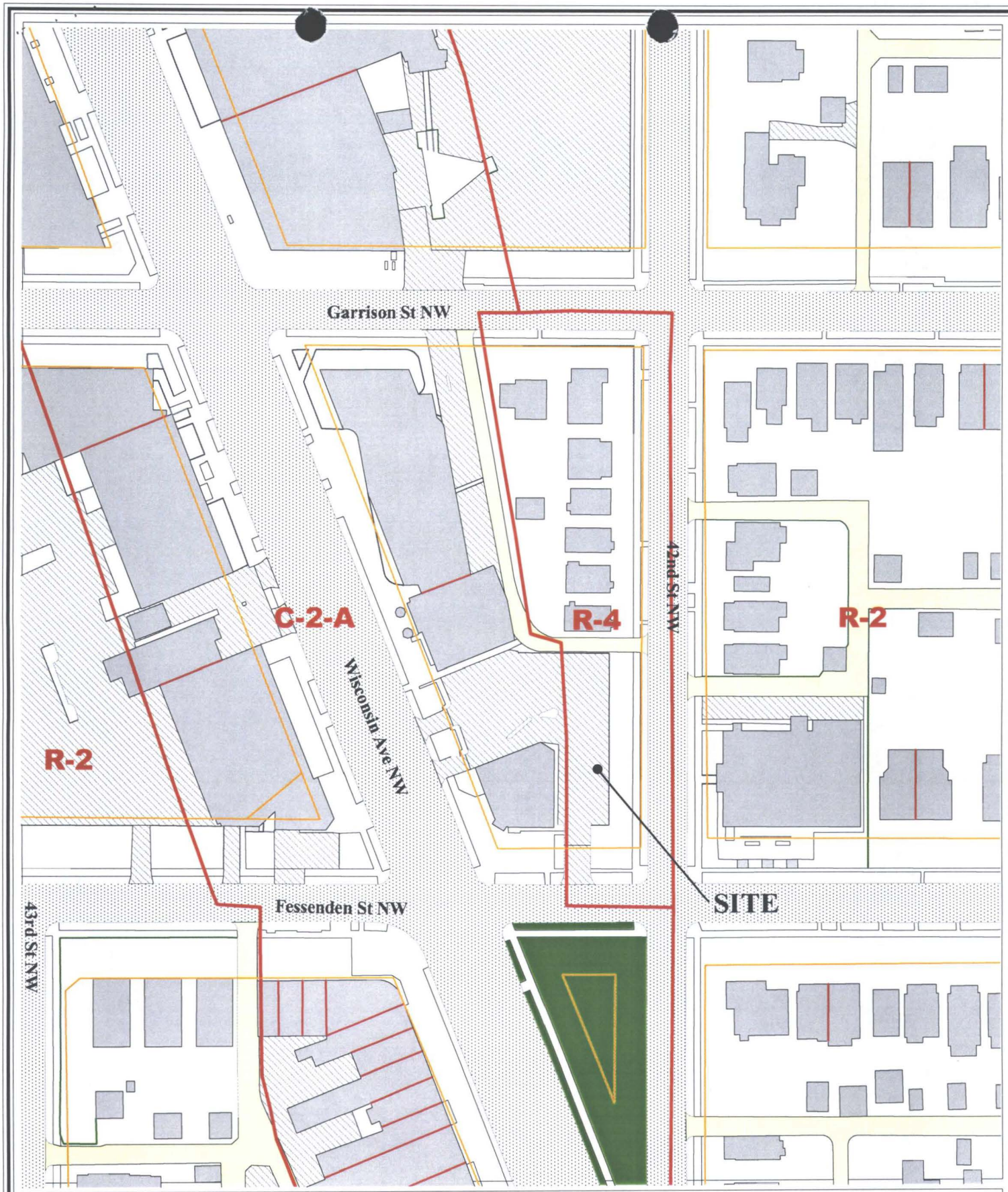
The Advisory Neighborhood Commission (ANC) 3E did not consider the application at a public meeting prior to this report.

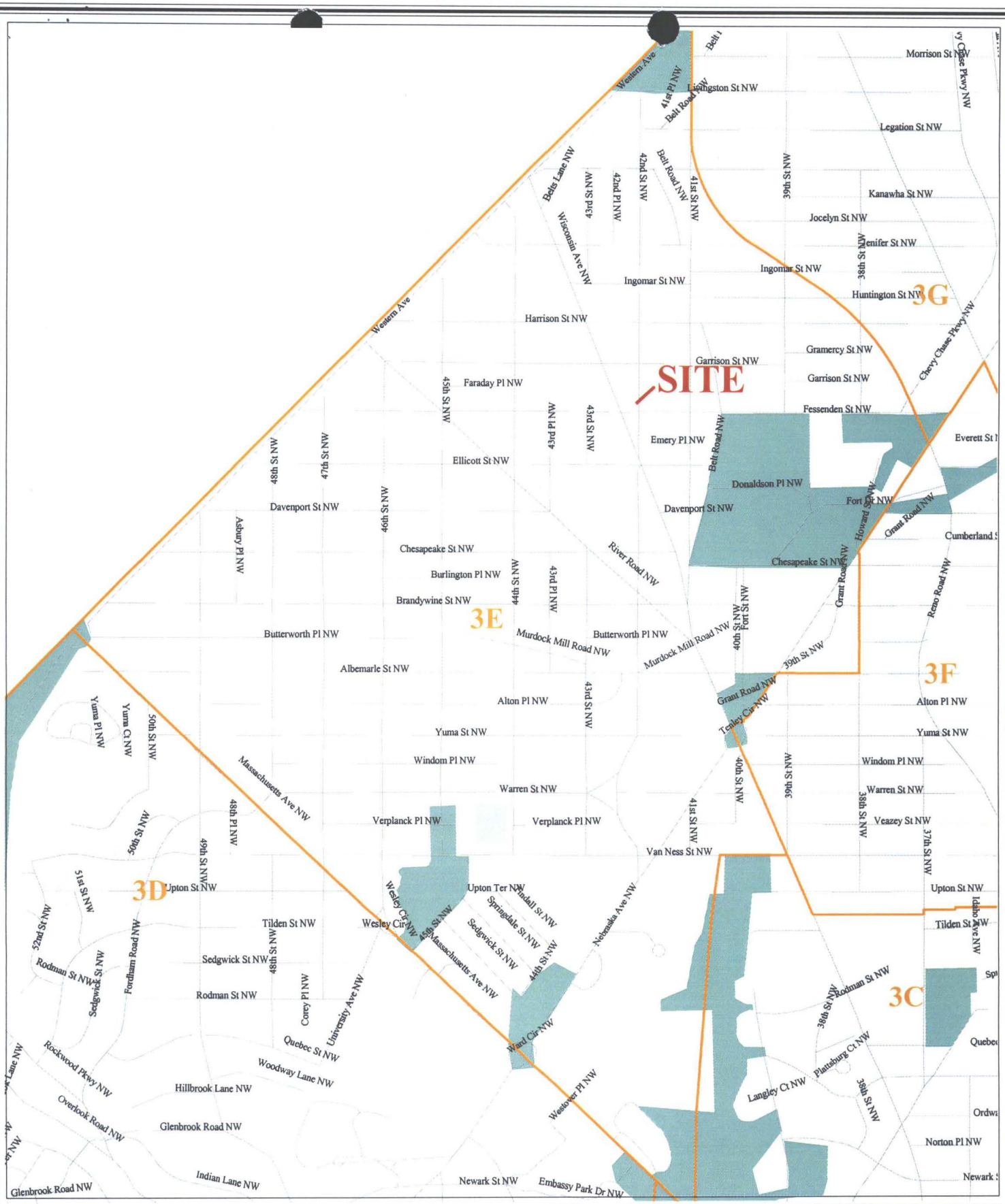
RECOMMENDATION

The applicant has complied with the conditions of the previous approval. Based on this and the above analysis the Office of Planning recommends approval of BZA application 16820.

Attachments:

1. Location Map
2. Zoning Map
3. Aerial Photo
4. Comprehensive Plan Map
5. Photographs
6. BZA Order No. 15572


Garrison St NW
C-2-A
R-4
R-2
R-2
Wisconsin Ave NW
42nd St NW
SITE
Fessenden St NW
43rd St NW
Property Squares
Zoning Boundaries
Roads
Roads
Parking Lots
Alleys
Median
Traffic Island
District of Columbia
BZA No. 16820 - Zoning Map
Attachment 2
DC Office of Planning
January 10, 2002
Scale 1:1200
20 0 20 40 60 Feet
5 0 5 10 Meters
N



District of Columbia

BZA No. 16820 - Location Map

Attachment 1

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Feature Key

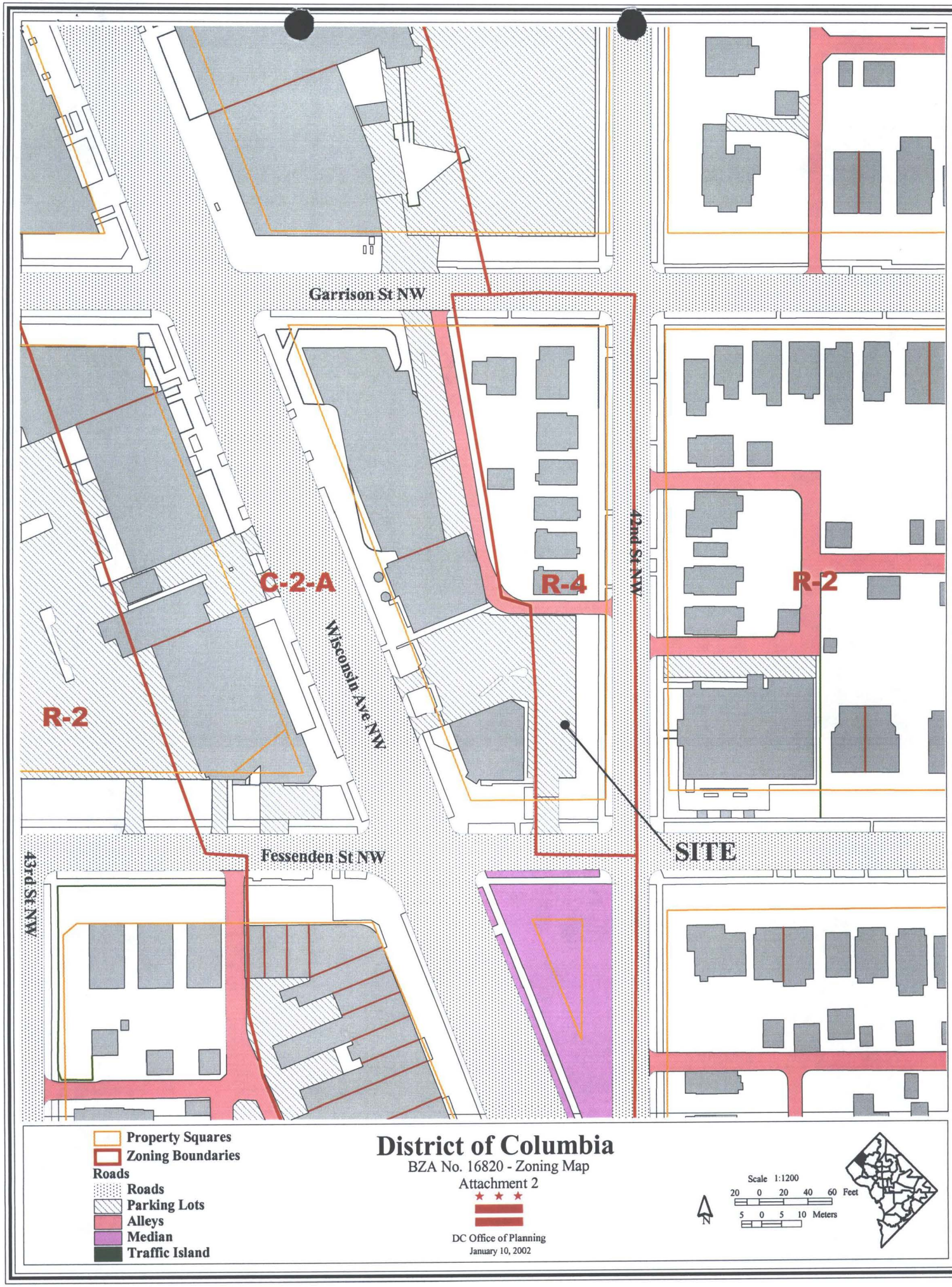
- ANC Boundaries
- Street Centerlines
- Parks
- River

Scale 1:15000

200 0 200 400 600 Feet

50 0 50 100 150 Meters

N


Garrison St NW
C-2-A
R-4
R-2
R-2
Wisconsin Ave NW
43rd St NW
Fessenden St NW
SITE
Property Squares
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District of Columbia

BZA No. 16820 - Aerial Photo

Attachment 3

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Scale 1:1200

20 0 20 40 60 Feet

5 0 5 10 Meters

N



District of Columbia

BZA No. 16820 - Comprehensive Plan

Attachment 4

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Scale 1:1200

20 0 20 40 60 Feet

5 0 5 10 Meters

N





District of Columbia

BZA No. 16820 - Photos

Attachment 5

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District of Columbia

BZA No. 16820 - Photos

Attachment 5

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