OFFICE OF PLANNING RECOMMENDATION-IN-BRIEF

The Office of Planning (OP) recommends that the special exception application be approved, for a period of five years and the conditions previously agreed upon with the Palisades Citizens Association (PCA) and ANC 3D remain in effect.

SITE DESCRIPTION

The subject parking lot is in the Palisades Neighborhood of Ward 3. V Street, N.W., bounds the site to the north, U Street is to the south, 48th Street is to the east and Macarthur Boulevard is to the west. The subject parking lot is on the north side of U Street, near the intersection with MacArthur Boulevard to the west. U Street east of the parking lot intersects with 48th Street, which is east of the parking lot. The parking lot is rectangular in shape and contains approximately 31,000 square feet of land area. The north and west property edges of the parking lot contain metal railings, which serve to separate the subject lot from the adjacent Safeway Store parking lot. There is also a retaining wall below the metal railing on the western boundary of the property. The southern edge has a green landscaped border and the eastern edge is adequately landscaped and wooded. The landscaping serves to buffer the parking lot from the adjoining residential properties, which fronts on 48th Street. The U Street frontage is approximately 200 feet long and 155 feet deep. There are 78 spaces on the subject parking lot. The lot slopes slightly from south to north and has only one vehicular entrance, which is from U Street, approximately 124 feet from the intersection with Macarthur Boulevard.

The subject parking lot serves the CVS Store, which is on the southeast corner of Macarthur Boulevard and 48th Street, in the former MacArthur theater building. The lot also provides parking for nearby businesses, as well as some community residents.

The subject property has been in use as a parking lot since 1946, through a series of special exceptions approvals granted by the Board of Zoning Adjustment. The parking lot previously provided parking for customers of the MacAurthur Theater. CVS acquired the theater and the parking lot in 1997 and requested the first special exception for the parking lot in 1998. The Board approved the special exception on March 4, 1998, (BZA Application No. 16311) by bench decision. As a result of problems with the parking lot raised by ANC 3D and the Palisades Citizens Association, the Board approval included 13 conditions that the applicant was requested to address. One of the conditions limited the approval to a period of only three years to allow the applicant to comply with the Board imposed conditions.

BZA
Case No. 16912
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16912
EXHIBIT NO.31