BZA 17088
(20)

REQUEST FOR VARIANCE FOR OFF-STREET-PARKING

Note: To Zoning Board

Nob Hill Restaurant is located at the corner of 11th & Kenyon St. N.W. the business was established in 1954. THERE WILL BE NO CHANGE IN BUSINESS OPERATIONS WITH THIS REQUEST.

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D.C. OFFICE OF ZONING

The reason for the request is that the ABC Board advised me last year that a license is required if a fee is imposed on our customers for entertainment.

The property is enclosed with a privacy fence and space is limited for parking. We can park 3 cars on the property and I and two employees on a rotating basis use these spaces. Customers must use public parking spaces on the street and the school parking lot.

I cannot conduct business at this location without public parking spaces as has been the case during our 13 years of ownership, this was also the case before we purchased the property and business.

If the variance is granted it will not be a substantial deterrent to the public good as the business have been located at this address since 1954 and STILL CONDUCT THE SAME TYPE OF BUSINESS.

Kenyon is a one-way street with school property on one side and the business and homes on the opposite side.

Business occupies all property on one side of 11th street and homes are on the other side.

BZA
Case No. 17088
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17088
EXHIBIT NO. 22

Public parking is more than sufficient for the 30 parking spaces required without imposing a burden on the public. I counted spaces on 6 different nights during our business hours and noted the following:

Kenyon St. on the school property side will accommodate 19 cars and about 6 on the other side. This count was made between 10 and 11 pm when I felt all residents are home and parked, also all homes on Kenyon St. have at least 2 parking spaces behind their homes and all have garages where they park their cars.

There are 28 parking spaces on the school parking lot and they are available during our business hours from 8pm to 1am. We presently use these spaces. The school principal does not object to our using the spaces so long as they are not used during school hours or during school events. Along side the restaurant on 11th street there are 8 public parking spaces that are available to us as all residents park on the opposite side of the street in front of their homes.