

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 13, 1970

Appeal No. 10393 Dr. Charles H. Epps, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried the following Order of the Board was entered at the meeting of May 19, 1970 and July 21, 1970.

EFFECTIVE DATE OF ORDER - February 2, 1971

ORDERED:

That the appeal for variance from the provisions of Section 7205 to permit parking less than three (3) feet from side property line and for waiver of one off-street parking space at 2018 Georgia Avenue, N.W., lot 881, Square 2877 be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in a C-M-2 District.
2. The subject property is improved with a two (2) story brick building which was used formerly as a pool parlor.
3. Appellant requested a variance to permit parking less than three feet from the property line and for a waiver of one off-street parking space at 2018 Georgia Avenue, N.W.
4. The Board in executive session on May 19, 1970 denied appellant's appeal.
5. The appellant appeared at the public hearing on July 15, 1970 and formally withdrew his request for variance based on his letter dated June 21, 1970 (See BZA Exhibit No. 13).
6. Appellant in withdrawing his request for a variance requested the substitution of accessory parking on a lot other than that on which the building is located.

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7. Appellant alleged that the subject property will be used as medical offices and they propose to provide two (2) parking spaces on Square 2875 between V Street and Florida Avenue and 8th Street and 9th Street (See BZA Exhibit No. 11).

8. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that this accessory parking will not create any dangerous or otherwise objectionable traffic conditions, that the present character and further development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

CONDITIONS:

- (a) The appellant shall provide a covenant for the accessory parking.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

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

ATTESTED:

By: \_\_\_\_\_

  
PATRICK E. KELLY  
Secretary of the Board

THAT 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.