

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 9, 1970

Appeal No. 10476 Trustees for Bakers Local Union #118, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Messrs. Arthur P. Davis dissenting and William S. Harps not voting, the following AMENDMENT in the Order of the Board was entered at the meeting of December 15, 1970.

EFFECTIVE DATE OF AMENDMENT - April 5, 1971

ORDERED:

That the appeal to establish accessory parking on Lot 7 to serve the proposed office building to be located on Lot 8, Square 4345 at 2706 Bladensburg Road, NE. having been granted, the Order effective November 16, 1970, is amended by adding the following:

CONDITION (h) SHOULD READ: There shall be a 7 foot buffer with landscaping next to the abutting residential property on Lots 15 and 16, Square 4345 (See Exhibit No. 19).

The split cedar fence in CONDITION (f) shall be constructed on the easterly side of the buffer.

ADD CONDITION (k): The accessory parking shall be granted for a period of one (1) year.

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

ATTESTED:

By: _____



PATRICK E. KELLY
Secretary of the Board

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARINGS - July 5, August 12 and
September 16, 1970

Appeal No. 10476 Trustees for Bakers Local Union No. 118, appellants.

The Zoning Administrator for the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on September 22, 1970:

EFFECTIVE DATE OF ORDER - November 16, 1970

ORDERED:

That the appeal to establish accessory parking on Lot 7 to serve the proposed office building to be located on Lot 8, Square 4345 at 2706 Bladensburg Road, N.E., be granted.

FINDINGS OF FACT:

1. The subject property, consisting of Lot 7 and Lot 8 in Square 4345, was purchased by the applicants for the construction of an office building. The office building is proposed to be located on Lot 8, and the accessory parking requested in this appeal will be located on Lot 7.

2. Lot 8 lies entirely within the C-2-A zoning district, and the adjoining lot 7 is located in the R-1-B zoning district.

3. The total area of the site is 12,708 square feet. The site is peculiarly shaped and of restrictive size and cannot provide for the required off-street parking for the proposed office building within the C-2-A zoned area.

4. The depth of the C-2-A frontage on Bladensburg Road at Evarts Street is 15 feet.

5. The Trustee and Manager of the Bakers Union testified that the use of the accessory parking spaces would be limited. The office building would be used as the headquarters for the union, and a

total of between 4 and 5 employees would be working on the site. There would be no evening meetings, and the working hours will be between 9 a.m. and 5 p.m., Monday through Friday. Additionally, there would be one Executive Board meeting held on the first Saturday of each month between the hours of 10 a.m. and 1 p.m.

6. The proposed parking lot will be screened from adjoining residential use by a 5-foot split cedar fence. The accessory parking area will provide parking spaces for a maximum of 16 vehicles, and access to the lot will be by way of Evarts Street.

7. The proposed surface parking will be located in its entirety within 200 feet of the area to which the parking is accessory and is contiguous to the office use.

8. It is impracticable to locate the parking spaces on Lot 8 by reason of the shallow zoning depth of the C-2-A District and the fact that the proposed building will occupy Lot 8 without any available space for parking.

9. By reason of the location, design and limited use of the parking area, the Board finds that the spaces are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions.

10. The Department of Highways and Traffic has no objection to the granting of this appeal.

11. Opposition was registered at the Public Hearing to the granting of this appeal.

OPINION:

We are of the opinion that the granting of this special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to adversely affect the use of neighboring property in accordance with said Regulations and Maps, subject to the following conditions:

CONDITIONS:

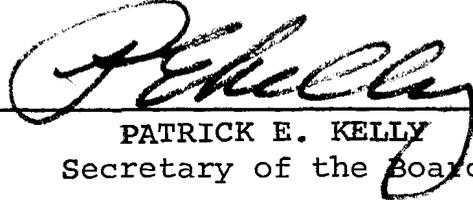
- (a) All areas devoted to driveways, access lanes and parking areas shall be paved with all-weather, impervious materials;
- (b) The parking lot shall be designed so that no vehicle or any part thereof shall project over any lot line or building line;
- (c) No other use shall be conducted from or upon the area of the parking lot unless it is otherwise permitted in the district in which the parking lot is located;
- (d) No vehicular entrance or exit shall be within 25 feet of a street intersection as measured from the intersection of the curb lines extended;
- (e) The lighting used to illuminate the parking lot or accessory buildings shall be arranged so that all direct rays of such lighting are confined to the surface of the lot;
- (f) Applicants shall construct the split cedar fence as shown on the site plan;
- (g) The parking area shall be kept free of refuse and debris;
- (h) There shall be a 15 foot buffer with landscaping next to the abutting residential property;
- (i) The parking shall only be on the easternly 35 feet of Lot 7; and
- (j) The final landscaping plans shall be submitted to the Board for its approval.

Appeal No. 10476
Page 4

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.