

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 9, 1970

Appeal No. 10600 Rybik Real Estate Co., Inc., 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 December 15, 1970.

EFFECTIVE DATE OF ORDER - March 11, 1971

ORDERED:

That the appeal for permission to provide 40 accessory parking spaces on Safeway lot 77, Square 3095 to serve Columbia Lodge No. 85 be conditionally granted, *at 1844-3rd St NW.*

FINDINGS OF FACT:

1. The subject property is located in a C-2-A District.
2. The property is improved with a supermarket (Safeway Store) and a parking lot.
3. Appellant proposes to use forty parking spaces on the Safeway lot for parking by its lodge members and guests.
4. The appellant alleged that the parking will be after 8 p.m. when Safeway is closed. (See BZA Exhibit No. 2). Appellant further alleged that its lodge hall is adjacent to the Safeway parking lot.
5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the proposed accessory parking on lot 77 will not create any dangerous or otherwise objection-

Appeal No. 10600
Page 2
March 11, 1971

able traffic conditions, and that the present character and future development of the neighborhood will not be adversely affected.

CONDITION:

a. Appellant shall provide a covenant for the proposed parking before any permit shall be issued.

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.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 12, 1972

Appeal No. 10600 Rybik Real Estate Co., Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Arthur B. Hatton dissenting, the following AMENDMENT in the Order of the Board was entered at the meeting of January 18, 1972.

EFFECTIVE DATE OF AMENDMENT - July 14, 1972

ORDERED:

That the appeal for permission to amend Condition "(a)" of BZA Order 10600, dated March 11, 1971, to eliminate requirement for covenant for accessory parking at 1844 - 3rd Street, NW., Lot 77, Square 3095, be GRANTED.

This appeal is granted to provide accessory parking without a covenant.

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

ATTESTED:

By: 

GEORGE A. GROGAN
Secretary of the Board

THAT THE AMENDMENT IN 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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS AMENDMENT.