

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- December 9, 1970

Appeal No. 10615      George and P. Kimelblatt, appellants

THE ZONING ADMINISTRATOR OF 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 December 15, 1970:

EFFECTIVE DATE OF ORDER -- August 17, 1971

ORDERED:

That the appeal for permission to continue a parking lot for a period of 5 years at 1606 Corcoran Street, N.W., Lot 61, Square 179, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B zoning district.
2. The Board, in B.Z.A. Appeal No. 4637, granted permission to establish this parking lot and, in B.Z.A. Appeal No. 7235, granted permission to continue the operation of the parking lot for a period of five years.
3. The parking lot contains nine spaces which are rented to tenants of apartment houses located immediately across the public alley from the lot on 16th Street.
4. The property contains an area of 1,877 square feet, having a frontage of 20 feet on Corcoran Street.
5. The tenant adjoining the parking lot has no objection to the existing lot. The lot is served by a public alley from the south and Corcoran Street, which is a one-way street going east. A curb is constructed on the lot to prevent contact of the automobiles with the adjoining premises.
6. The lot is paved with materials forming an all-weather, impervious surface and is designed so that no vehicles or part thereof projects over any lot line or building line.
7. The existing lighting is arranged so that all direct rays of light are confined to the surface of the parking lot; and applicant otherwise complies with the provisions of Section 3104.44 of the Zoning Regulations.
8. The Department of Highways and Traffic has no objection to the continuation of the existing lot.

Appeal No. 10615  
Page 2  
August 17, 1971

OPINION:

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

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

ATTESTED:

BY: \_\_\_\_\_

GEORGE A. GROGAN  
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.