

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10694 Potomac Electric Power Co., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Arthur B. Hatton abstaining, the following Order of the Board was entered at the meeting of March 23, 1971.

ORDERED:

That the appeal for permission to establish a neighborhood playground at 1315-43 - 12th Street, N.W., Lots 813-821, Square 313 be granted conditionally.

EFFECTIVE DATE - August 16, 1971

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The property is improved partially with an Electric Substation and the remainder of the property is unimproved.
3. The appellant proposes to establish an unsupervised playground on the unimproved portion of the property for use by the neighborhood children.
4. The appellant will maintain the proposed playground and keep it clean but will not supervise the operation of the playground.
5. The appellant alleged that the District of Columbia Department of Recreation was interested in the project but lacked the funds to assume the operation of the playground at this time.
6. Opposition was registered at the public hearing to the granting of the appeal.

OPINION:

It is our opinion that this playground is so located and the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

Appeal No. 10694
Page 2
August 16, 1971

This Order shall be subject to the following conditions:

1. The Board approval of the use of these premises as a playground is effective for a period of two (2) years.
2. There shall be a seven (7) foot high chain link fence erected between Lots 813 and 814.

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: _____
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.
