

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 17, 1973

Application No. 11261 Redevelopment Land Agency, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried by a vote of 4-0, the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER -- January 30, 1973

ORDERED:

That the application for special exception for off-street parking partly located on a separate lot other than the proposed apartment building located at 7th Street between P and Q Streets and P Street between 7th and 8th Streets, N. W., lots 67 and 68, Square 421 be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a C-2-A District.
2. The subject property is located in the Shaw School Urban Renewal Area, is vacant, and has been designated for redevelopment for medium density housing.
3. The Agency's approved sponsor, the Deliverance Church of God and Christ has proposed to construct 54 dwelling units in walk-up apartments in accordance with the requirements of the approved Shaw School Urban Renewal Plan.
4. The walk-up apartments located on lot 68 are along 7th Street between P and Q Streets, N. W.
5. The approved redevelopment site also includes lot 67, a small lot of 4,500 square feet (45' by 100') that is separated by an alley from lot 68 on which the walk-up apartments are to be built.
6. Appellant proposes to use the small lot to provide some of the required off-street parking needed for the walk-up apartments.
7. The appellant has stated that the dimensions of lot 67 do not result in a site that is large enough to accommodate the proposed walk-up building. In addition, this lot can not be enlarged as the adjacent

properties along 8th Street are scheduled for rehabilitation in accordance with the approved Urban Renewal Plan and as a result would create an undue hardship if this property were not allowed to be used for some worthwhile purpose.

8. There was no opposition registered at the public hearing as to the granting of this application.

OPINION:

This Board feels that the granting of the requested application to permit required off-street parking to be located on a separate lot (67) other than where the proposed development is located is in the public interest and good of the District of Columbia. However, in order to protect the rights of all future parties, a covenant must be provided concerning the proposed parking.

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

This Order shall be subject to the following conditions:

a. Permit shall issue for a period of five (5) years but shall be subject to renewal in the discretion of the Board upon the filing of a new application in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

i. Landscaping plans must be approved by the Department of Highways and Traffic.

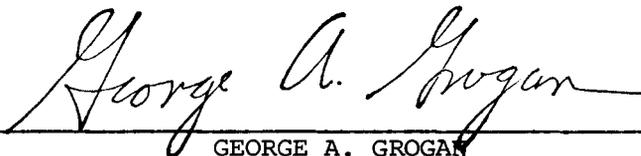
j. Parking shall be provided for private vehicles and automobiles only; no trucks.

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. Permit shall not issue until all conditions of this Order are met and complied with.

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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.