

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 21, 1973

Application No. 11287 - Joseph C. Harvey, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried by a vote of 2-1 (with Mr. Hatton dissenting) the following Order of the Board was entered at the meeting of March 20, 1973.

ORDERED:

That the application of Joseph C. Harvey for permission to provide accessory parking on lot 833, Square 755 at 219 E Street, N. E., to serve the commercial building at 425 2nd Street, N. E., be DENIED.

FINDINGS OF FACT:

1. The property is located in an R-4 District.
2. The property is a vacant lot and has not been improved for over 20 years.
3. It is applicant's proposal to use the property to provide accessory parking.
4. The Department of Highways and Traffic offers no objection.

OPINION

The Board is of the opinion that this application should be denied.

Further, we are of the opinion that the establishment of this parking lot would be detrimental to the neighborhood, that the present character and future development of the neighborhood would be adversely affected, and that a parking lot at this location is not reasonably necessary or convenient to other uses in the vicinity.

BY ORDER OF D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:



ARTHUR B. HATTON

Acting Secretary of the Board

JUNE 5, 1973

Before the Board of Zoning Adjustment, D. C.

Application No. 11287, of Joseph C. Harvey, for permission to provide accessory parking on Lot 833, Square 755 at 219 E Street, N.E., to serve the commercial building at 425 2nd Street, N.E.

HEARING DATE: February 21, 1973

EXECUTIVE SESSION: June 26, 1973

FINDINGS OF FACT:

1. The property is located in an R-4 District.
2. The property is an unimproved lot and has not been improved for over 20 years.
3. The lot will provide accessory parking in conjunction with the existing adjacent lot and a commercial building located at 425 Second Street, N.E.
4. The Department of Highways and Traffic submitted a report in which they offered no objection to the granting of this application.
5. Opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

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 adversely affected.

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 appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lane, 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.

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.

ORDERED:

THAT THE ABOVE APPLICATION BE GRANTED.

VOTE: 4-0, LILLA BURT CUMMINGS, ESQUIRE NOT SITTING.

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

ATTESTED By: James E. Miller
JAMES E. MILLER
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.

FINAL DATE OF THIS ORDER: SEP 4 1973