

Before the Board of Zoning Adjustment, D. C.

Application No. 11299, of Mitchell Blankstein pursuant to Section 3104.44 of the Zoning Regulations, for permission to establish an auto parking lot for a period of five (5) years to be operated in conjunction with adjacent lots at premises 1600 O Street, N.W., Lots 28, 30, 858 and 855, Square 181.

HEARING DATE: February 21, 1973

EXECUTIVE SESSION: March 27, 1973

FINDINGS OF FACT:

1. The property is located in an SP District.
2. Applicant, lessee of the property, intends to operate a parking lot in conjunction with other lots adjacent to the property in question.
3. The owner of the property is the First Baptist Church who intends to build an education building on the property when financially able.
 - a. In order for the applicant to use the property they must demolish a house currently used by the church and a community theater group.
4. There was considerable objection to the operation of this proposed parking lot.

CONCLUSIONS OF LAW:

In the opinion of the Board, the use of the property for a parking lot is not reasonably necessary and convenient to other uses in the community and that the present character and future development of the neighborhood will be affected adversely within the meaning of Section 3104.44 of the Zoning Regulations of the District of Columbia.

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ORDERED:

THAT THE ABOVE APPLICATION BE DENIED.

VOTE: 4-1, LILLA BURT CUMMINGS, ESQUIRE DISSENTING

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

ATTESTED BY: *James E. Miller*
JAMES E. MILLER
Secretary of the Board

FINAL DATE OF THIS ORDER: **SEP 10 1973**