

Before the Board of Zoning Adjustment, D. C.

Application No. 11684 of Paramount Baptist Church, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to establish a private parking lot as provided by Section 3104.44 at 3914 - 4th Street, S. E., Lots 32 and 33, Square 6154.

HEARING DATE: July 17, 1974
EXECUTIVE SESSION: July 23, 1974

FINDINGS OF FACT:

1. The subject property is located in an R-4 Zone.
2. Reverend McCombs, pastor of the church testified that the parking lot will be used by members of the church on Sundays and at night during the week.
3. The church is surrounded by apartments and no on-street parking is available.
4. The parking lot is presently vacant and approximately 23 spaces can be provided.
5. A field inspection of the site by the Zoning Activities Unit revealed, and the Board finds, that there is approximately a 15% slope of the ground which could cause a dangerous condition. Another concern of the staff was the angle at which parking lot is proposed; cars would not be able to proceed out of the lot in a forward direction, but would be forced to back out of the lot onto Fourth Street, perhaps creating dangerous traffic conditions.

The staff also recommended that the existing trees should be saved, if possible and the lot landscaped.
6. The Department of Highways and Traffic offered no objection to the establishment of this parking lot.
7. No opposition was registered.

CONCLUSIONS OF LAW:

The Board is of the opinion that the establishment of this parking lot will not have an adverse affect upon the neighborhood.

Based upon the recommendation of the staff the Board concludes that the cars should be parked in a position that they can proceed out of the lot in a forward direction.

ORDERED:

That the above application be CONDITIONALLY GRANTED for two years.

VOTE:

3-0 (Lilla Burt Cummings and Mr. Harps abstaining because they did not hear the case.)

This Order shall be subject to the following conditions:

- a. Permit shall be issued for a period of two (2) 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 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. Chains shall be provided to close the lot at night.

i. 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.

j. Automobiles must be parked in a position in order that they may proceed out of the lot in a forward direction.

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

ATTESTED BY: James E. Miller
JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: **AUG 26 1974**
AUG 26 1974

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 ORDER