

Before the Board of Zoning Adjustment, D. C.

Application No. 11710 of H. S. Bogan, Jr. pursuant to Section 8207.2 of the Zoning Regulations for a special exception to establish a private parking lot in the R-4 zone as provided by Section 3105.42 at 401 - 10th Street, S. E., Lot 19, Square 947.

HEARING DATE: October 16, 1974

DECISION DATE: Denied from the Bench at Public Hearing October 16, 1974

FINDINGS OF FACT:

1. The subject property is an unimproved lot located at the corner of 10th and D Streets, S. E.
2. The dimensions of the lot are 20 x 90 feet.
3. The subject property abuts the side wall of a semi-detached residence.
4. The applicant proposes to locate six parking spaces on the subject property.
5. The applicant, in order to gain access to the proposed lot, would have to drive along an existing sidewalk and public space.
6. The proposed parking lot would be used for employees of a real estate company.
7. The applicant has used the subject property in violation of the Zoning Regulations.
8. Opposition at public hearing was based on testimony that the parking lot creates a dangerous situation for pedestrians because of the access across public space.
9. The Department of Highways and Traffic reported, and the Board finds that the creation of this lot would be objectionable by reason that the lot is so small that autos cannot turn around, must enter the lot by backing the autos into the lot from D Street. This would create a danger to pedestrians.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board concludes that this application cannot be granted without creating a dangerous and objectionable traffic condition. The Board further concludes that this application if granted, would tend to adversely affect neighboring property.

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ORDERED: That the above application be DENIED.

VOTE: 5-0

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: NOV 04 1974

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