

Before the Board of Zoning Adjustment, D. C.

Application No. 11736, of Naylor Overlook, Inc., for a special exception, pursuant to Section 8207.2 of the Zoning Regulations to reduce the required number of parking spaces by 25% for the existing development, as provided by Section 7203.1 of the Regulations, at premise 2633-2645 Naylor Road, S. E., lots 37 through 43, Square 5631.

HEARING DATE: September 18, 1974  
EXECUTIVE SESSION: September 24, 1974

FINDINGS OF FACT:

1. The subject property is improved with 7 apartment buildings, containing 51 units, at the intersection of Naylor Road and Good Hope Road.
2. Mr. William Taylor testified that due to Hurricane Agnes in 1971, a retaining wall at the back of the parking lot collapsed. Consequently, a landslide occurred. Six parking spaces were lost due to the landslide.
3. The owners of the development employed a civil engineer to repair the damage, however, it was discovered that the land underneath the retaining wall was not strong enough to support the wall because it would be located on the side of a hill.
4. Attempts were made to design another wall to support the land and effect the repairs, however, the location of the wall was on an easement for the sewer line and was not allowed by the District of Columbia.
5. To eliminate future erosion, dirt and sod were used to fill the area washed away by the storm.
6. Twenty-eight parking spaces are required. Applicant is requesting a waiver of six spaces. It was further testified that ample off-street parking is available on Naylor Road.
7. No opposition was registered at the hearing.

CONCLUSIONS OF LAW:

The Board finds that substantial evidence has been presented to warrant the waiver of 6 spaces as requested and required by Section 7203.1 of the Regulations.

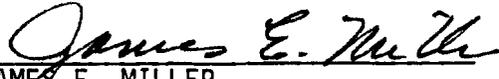
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Further, we feel that ample off-site parking can be provided if needed, which would not likely adversely affect the use of neighboring property.

ORDERED: That the above application be GRANTED.

VOTE: 3-0 (Lilla Burt Cummings, Esq. and Martin Klauber not present and not voting.)

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

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

FINAL DATE OF ORDER: **SEP 30 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 THIS ORDER.