

Before the Board of Zoning Adjustment, D. C.

Application No. 11780 of Perry J. Fliakas, pursuant to Section 8207.2 of the Zoning Regulations to permit accessory parking on a lot other than where the main structure is located, as provided by Section 7205.3 of the regulations for the use of a proposed private club in the C-M-1 Zone at the premises #37 L Street, S. E., Lot 27, Square 698.

HEARING DATE: November 20, 1974

EXECUTIVE SESSION: January 21, 1975

FINDINGS OF FACT:

1. The use of the subject property is permitted in the C-M-1 Zone as a matter of right, however, the applicant falls short of compliance with article 72 parking requirements by inability to provide three (3) required parking spaces on the lot where the principle use would be located.

2. The building wherein the proposed use would be located, covers 100 percent of the lot upon which it is located on therefore, it is impossible to provide parking on that site.

3. The use of the private club located on the subject property would consist of 1,000 members, with eating and health facilities.

4. The applicant expects no more than approximately 100 club members to use the subject property at one time and requests permission to provide 81 accessory parking spaces to be located at L Street and North Capitol.

5. Opposition was raised at Public Hearing by a representative of the Saint Vincent De Paul Church which is located at #14 M Street, S. E. The basis for such objection to this application were that the variance requested would cause traffic congestion if granted, and that accessory parking for 81 spaces on a lot located immediately behind an alley from the church building would add to the vandalism which exists in the neighborhood.

6. The Board finds no evidence in the record of these proceedings which would indicate that requested accessory parking would create a dangerous and objectionable traffic condition.

CONCLUSIONS OF LAW AND OPINION:

Based upon the above Findings and the record, the Board is of the opinion that the applicants request for a special exception to permit accessory parking is in harmony with the purpose and intent of the Zoning Regulations and that this application, if granted, would not adversely affect nearby and adjoining property. The Board concludes that the applicant has complied with article 7203 of the regulations.

ORDERED:

That the above application be and is hereby GRANTED subject to the following conditions:

a. That no certificate of occupancy be issued unless and until the applicant enters into a covenant with the property owner of the property to be used for accessory parking, and that such covenant exist as long as the principle use herein exists on the subject property.

b. 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.

c. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all weather impervious surface.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

f. No vehicle or any part thereof shall be permitted

to project over any lot or building line or on or over the public space.

g. 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.

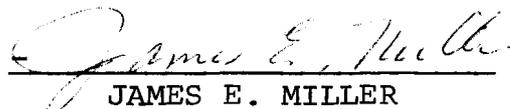
h. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

VOTE:

4-0 (Mr. Klauber not voting, not having heard the case)

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

ATTESTED By:



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: FEB 09 1975

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.