

Before the Board of Zoning Adjustment, D. C.

Application No. 11810 of the Vermont Avenue Baptist Church, pursuant to Section 8207.2 of the Zoning Regulations for a special exception to permit a private church parking lot as provided by Section 3101.44 of the regulations, in the R-4 zone, at the premises 1607-1609, 1601-03 12th Street N. W. and 1117 Que Street, N. W., Lots 1, 813, 812, 801, 5, Square 309.

HEARING DATE: December 18, 1974

EXECUTIVE SESSION: January 21, 1975

FINDINGS OF FACT:

1. The Department of Highways and Traffic, in a report required by these regulations offered no objections to the proposed parking lot.

2. The proposed parking facility is contemplated for use only by the applicant-church.

3. The proposed parking facility is necessary to the church use for which it is intended.

4. The applicant testified at the Public Hearing that its membership is dwindling because of lack of parking near the church.

5. The church intends to use the parking lot for church purposes only.

6. The applicant testified that the proposed parking lot will be paved, landscaped and lighted.

7. No opposition was registered at the Public Hearing of this application.

CONCLUSIONS OF LAW:

Based upon the above findings of fact, and the record, the Board concludes that the granting of this application will not adversely affect nearby property or the future development and present character of the neighborhood.

ORDERED:

That the above application be and is hereby GRANTED 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.

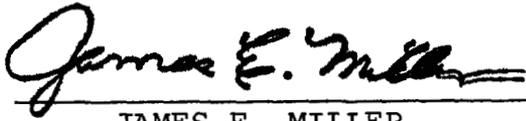
g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

VOTE:

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

Application No. 11810
Page 3

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

ATTESTED By: 
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **FEB 18 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.