

Before the Board of Zoning Adjustment, D. C.

Application No. 12010 of Master Liquers, Inc. pursuant to Section 8207.2 of the Zoning Regulations for a special exception to continue the use of a parking lot as provided by Paragraph 3104.44 of the Regulations in the R-4 District at the premises 1801 D Street, N.E. (Square 4560, Lot 152).

HEARING DATE: October 21, 1975
DECISION DATE: January 14, 1976

FINDINGS OF FACT:

1. The property is located in an R-4 District.
2. The existing parking lot was last approved by the Board in Case No. 11378, and Certificate of Occupancy No. B-87306, dated November 2, 1973, was issued.
3. The lot serves the customers of Master Liquer located at 1806 D Street, N.E. as well as the clients of the Northeast Dental Clinic at the same address.
4. There is a lack of off-street parking in the neighborhood.
5. There is no fee charged for use of the parking lot.
6. A sewer line under the property makes it infeasible to build upon the property.
7. The D.C. Department of Highways and Traffic, by a report dated July 24, 1975, offered no objection to the continuance of the parking lot.
8. The Municipal Planning Office, by a report dated October 16, 1975, recommended approval of the application.
9. There was no objection to the application.

CONCLUSIONS OF LAW AND OPINION

The Board concludes that the lot is reasonably convenient to other uses located immediately across the street. Based on the report of two government agencies and the current operation of the lot the Board concludes that the use has not and will not create dangerous or otherwise objectionable traffic conditions and will not adversely affect the present character and future development of the neighborhood.

