

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12041 of Leonard Schuman, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.44 to permit the continued use of a parking lot in the R-3 district at the premises 927 Ingraham Street, N.W. (Square 2997, Lot 109).

HEARING DATE: December 17, 1975

DECISION DATE: December 17, 1975 (From the Bench)

FINDINGS OF FACT:

1. The property is located in an R-3 district.
2. The property is currently used as a parking lot for 13 cars, which lot was approved by the Board in Case No. 10529 in an Order dated November 4, 1970. Certificate of Occupancy No. B-76082 to cover this use was issued on December 28, 1970.
3. The lot serves a liquor store located immediately adjacent thereto. There is no charge for parking on this lot.
4. The Zoning Inspection Branch of the Zoning Administrator's Office twice reported to the Board that the lot was in compliance with the condition of the Order in Case No. 10529.
5. There was no opposition to the application, nor have there been any complaint regarding present operating condition.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the continued use of this parking lot has not and will not create any dangerous otherwise objectionable traffic conditions. The Board concludes that the present character and future development of the neighborhood will not be adversely affected and that the lot is reasonably necessary and convenient to the adjoining retail establishment. It is therefore Ordered that the application be, GRANTED, subject to the following conditions:

1. The approval shall last for a period of five (5) years.
2. The applicant shall continue to comply with the condition set forth in Order No. 10529.

VOTE: 3-0 (Walter B. Lewis, Leonard L. McCants, and William S. Harps to GRANT, Lilla Burt Cummings and William F. McIntosh not present, not voting).

