GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12435, of Eugenia S. Krupsaw, Trustee, pursuant to Sub-section 8207.2 of the Zoning Regulations to continue a parking lot (Sub-section 3104.44). The property is in the R-5-A District at 5001-5009 New Hampshire Avenue, N.W., Square 3403, Lots 12-16 and 801.

HEARING DATE: June 28, 1977
DECISION DATE: June 28, 1977 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in an R-5-A Zone District.

2. This property has been utilized as a parking facility since prior to the adoption of the Zoning Regulations of 1958.

3. The subject lot has spaces for 47 automobiles, and is approximately 17,200 square feet in area. It is bounded on the north and east by a public alley, on the south by Farragut Street and on the west by New Hampshire Avenue.

4. Permission has been granted by the Board of Zoning Adjustment to operate the lot since 1958, with the most recent prior approval dated January 4, 1977 in Application No. 12001. Due to an oversight on the part of the applicant, an application for a Certificate of Occupancy was not filed within the six (6) months period required by the Board's Order. Order No. 12001 therefore lapsed on July 4, 1976.

5. The applicant proposes to continue this parking facility.

6. This lot services the need of the customers of the neighborhood shopping facility, which includes a dry cleaning establishment, a super market, a liquor store, a coin laundry, variety store, and a pharmacy.

7. The Municipal Planning Office, by report dated June 10, 1977, recommended approval of this parking facility.

8. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above Findings of Fact, and the evidence of record, the Board concludes that the applicant has complied with the provisions of Article 74 of the Zoning Regulations. The Board is of the opinion that there will be no adverse affect upon the present character or future development of the neighborhood. In addition, the Board concludes that no objectionable traffic conditions will result from this use. The lot is reasonably necessary and convenient to the surrounding uses. It is therefore ORDERED that the Board of Zoning Adjustment Order No. 12001 is hereby REINSTATED subject to the following conditions:

1. The applicant shall comply with all provisions of Article 74.

2. No commercial advertising signs shall be permitted.

3. Approval shall be for a period of five (5) years.

VOTE: 5-0 (William F. McIntosh, Charles R. Norris, Ruby B. McZier, Esq., Chloethiel Woodard Smith and Leonard L. McCants, Esq., to GRANT).

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

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 27 JUL 1977

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 HOUSING AND COMMUNITY DEVELOPMENT WITH A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.