

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14379, of St. Luke's Protestant Episcopal Church, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.48 to establish a parking lot at 1514-20 Church Street, N.W. (Lots 84, 85, 86 and 87) and to establish a parking lot at 1503 P Street, N.W. (Lots 66, 92 and 93) in an R-5-B District, both premises being located in Square 194).

HEARING DATE: January 15, 1986
DECISION DATES: February 5, and March 5, 1986

DISPOSITION: The Board GRANTED the application, with CONDITIONS, by a vote of 3-1 (Charles R. Norris, Paula L. Jewell and Carrie L. Thornhill to grant; William F. McIntosh opposed to the motion; Lindsley Williams abstaining by proxy).

FINAL DATE OF ORDER: August 1, 1986

ORDER

The Board granted the application subject to nine conditions by its Order dated August 1, 1986. Condition No. B of the Order requires the applicant to install tree boxes in the public space subject to review and approval by the Public Space Committee. Condition No. C of the order requires the applicant to construct a retaining wall between the subject site and adjacent public space. By letter dated November 20, 1986, the applicant requested the Board to approve a modification of Condition No. B and for clarification of Condition No. C, as follows:

1. The applicant proposes to provide grass between the parking lot and the sidewalk. The applicant noted that the area in question contains several existing trees. The applicant is of the opinion that tree boxes adjacent to the public space would encourage the depositing of trash by passersby.
2. The applicant submitted an illustration and photos of three different types of fence which would prevent illegal use of the public space. The applicant requested the Board to

approve one of the fence types to comply with Condition No. C of the record.

There was no opposition to the proposed modification of the Board's Order.

Upon consideration of the applicant's request and its final order, the Board concludes that the proposed modification of its order is minor in nature. The applicant needs no further zoning relief from the Board. The material facts relied upon in granting the application are unaffected by the proposed modification to the conditions of the Board's Order.

It is therefore ORDERED that the proposed modification is APPROVED. Condition Nos. B and C of the Board's Order dated August 1, 1986, are hereby modified as follows:

- B. The applicant shall plant grass in the public space between the parking lot and the sidewalk. That area shall be maintained in a neat and orderly manner.
- C. The applicant shall construct a brick and ironwork fence between the site and adjacent public space shown as Figure 2 on the illustration marked as Exhibit No. 101A of the record.

In all other respects, the Order dated August 1, 1986, shall remain in full force and effect.

DECISION DATE: December 5, 1986

VOTE: 3-0 (Carrie L. Thornhill, Paula L. Jewell and Charles R. Norris to approve; William F. McIntosh abstaining; Lindsley Williams abstaining by proxy).

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

ATTESTED BY:


EDWARD L. CURRY
Acting Executive Director

FINAL DATE OF ORDER: JAN 16 1987

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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