

PUBLIC HEARING--Sept. 30, 1964

Appeal #7928 Olga M. Mazza, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on October 7, 1964:

ORDERED:

That the appeal to provide accessory automobile parking on a lot other than the lot on which the main building is located, said parking on lot 811, square 2068 to serve the building located at 3500 Connecticut Avenue, N.W., be granted for the following reasons and subject to the conditions hereinafter set forth:

(1) From the records and the evidence adduced at the hearing, the Board finds that it is impracticable to locate such parking spaces within the principal building or on the same lot on which the building is located because of the restricted size of the lot caused by adverse adjoining ownership and substantial improvements thereon.

(2) The Board further finds that these three parking spaces to be accessory to the beauty parlor at the corner of Connecticut Avenue and Ordway Street, are so located and fall facilities in relation thereto are so designed that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions.

(3) There was no objection to the granting of this appeal registered at the public hearing.

This Order shall be subject to the following conditions:

(a) The parking spaces authorized under the terms of this Order are required parking spaces which will require the owner of the land upon which such parking is to be located to agree to become a party to a covenant with the District of Columbia to run with the land and to be binding upon him and his successors in title, which requires that the area approved for required off-street parking shall be reserved exclusively for that purpose so long as the improvements to be served exist or so long as the improvements to be served exist or so long as said accessory off-street parking is required by the Zoning Regulations.

(b) All areas devoted to driveways, access lanes, and parking areas shall be paved with materials which form an all-weather impervious surface.

(c) The lot shall be so designed that no vehicle or any part thereof shall project over any lot or building line.

(d) Any lighting used to illuminate the parking lot shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.