

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--November 25, 1964

Appeal #8010 Robert D. & Bette Huffman, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried, the following Order was entered on December 1, 1964:

ORDERED:

That the appeal to permit accessory off-street parking at 1350-1368 Potomac Avenue, S.E. (Lots 87, 86, 85, 84, 69, 68, 67, 66, 65, Square 1045) on lots other than the lots upon which the principal building will be located, be granted.

After an inspection of the property and from the records and the evidence adduced at the public hearing, the Board finds the following facts:

(1) The appellant under the evidence produced at the hearing proposes to establish a Giant Food Store on some of the lots fronting on Pennsylvania Avenue, S.E. and for the most part within a C-2 District. A change of zoning from R-4 to C-2 is necessary to establish the principal use as proposed.

(2) The location of the accessory parking spaces proposed under the plans submitted to the Board require the use of public space (alleys). It is proposed by the appellant to close the existing alleys encompassed within the area designated as accessory parking spaces and opening a new alley system to serve the subject property. The opening and closing of alleys with the consent of all interested property owners is a permissive procedure by the Commissioners of the District of Columbia.

(3) Under the plans submitted it is proposed to establish a parking spaces for 59 cars to serve the structure which will have 13,900 square feet. Ingress and egress to the parking area is provided by a driveway from Pennsylvania Avenue, S.E. removed from its intersection with Potomac Avenue, S.E. more than 25 feet and a driveway on Potomac Avenue, S.E. removed from its intersection with Pennsylvania Avenue, S.E. by a distance well in excess of 25 feet.

(4) A low wall surrounding the parking area on three sides will be provided in accordance with the plans. All planned parking spaces will be located in their entirety within 200 feet of the area to which they are accessory and will be contiguous to the land where the principal use is located.

(5) The shallow zoning depth of the C-2 District along Pennsylvania Avenue, S.E. in this area makes it economically impracticable to locate the parking spaces within the building or on the same lot or lots with the building.

(6) The location of the parking facilities in relation to the street is such that it is not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions.

(7) The Director, Department of Highways and Traffic offers no objection to the establishment of these parking facilities.

(8) All areas devoted to driveway access lanes and parking areas will be paved with materials which form an all weather impervious surface; no vehicle or any part thereof will project over any lot line or building line; all lighting used to illuminate the parking lot will be arranged so that its direct rays will be confined to the surface of the parking lot.

(9) There were no objections raised to the establishment of this parking facility at the public hearing.

OPINION:

Based upon the foregoing, the Board is of the opinion that the establishment of this parking facility in a residential zone but within 200 feet of the principal use which it will serve will not adversely affect the use of neighboring property under the Zoning Regulations and Maps and that such use will be in harmony with the general purpose and intent of the Zoning Regulations. This order of approval is subject to the following conditions:

- (a) The alley opening and closing proposed by the plans submitted to the Board shall be completed.