

PUBLIC HEARING--February 17, 1965

Appeal #8079-80. Adeline L. Carry and Jane L. Lowe, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on February 17, 1965:

ORDERED:

That the appeal to establish accessory parking spaces elsewhere than on the same lot or part thereof on which the principal building is located at 315-319 Independence Avenue, S. E., lots 15 and 37, square 789, 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 the establishment of this accessory parking area is so located and all 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, as the lot in question will accommodate only eight automobiles and will be screened by a four-foot high brick wall on the Independence Avenue frontage and an adequate access lane.

(2) The Board also finds that it is economically impracticable to locate such parking spaces within the principal building or on the same lot on which the bank building is located due to the substantial improvements on the lot which prohibit parking thereon.

(3) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(4) There was no objection to the granting of this appeal registered at the public hearing. The Capitol Hill Southeast Citizens Association endorses the appeal.

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 said accessory off-street parking is required by the Zoning Regulations.
- (b) All areas devoted to driveways, access land, and parking areas shall be paved with materials which form an all-weather impervious surface.
- (c) The parking lot shall be so designed that no vehicle or any part thereof shall project over any lot or building line.

- (d) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the district in which the parking lot is located.
  - (e) No vehicular entrance or exit shall be within 25 feet of a street intersection as measured from the intersection of the curb lines extended.
  - (f) Any lighting used to illuminate the parking area of its accessory buildings shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.
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