

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--May 12, 1965

Appeal #8199 Geo. W. Huguely, Jr. Trustee, et al. appellants

The Zoning Administrator District of Columbia, appellee.

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

ORDERED:

That the appeal for permission to establish accessory automobile parking ~~lot~~ lot 804, square 6242 to serve building located at Southern Avenue near 6th Street, S.E. and to extend bldg. not to exceed 35 feet into the adjoining R05-A District, 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 location of these accessory parking spaces are 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, being located at the corner of Southern Avenue and 4th Street and directly opposition from property zoned C-1 across Southern Avenue. This parking, which is in addition to parking provided for ninety cars within a garage will provide accessory parking for the stores and apartments located in the proposed building adjacent thereto.

(2) The Board further finds that it is economically impracticable to locate such parking within the principal building as it would impose a substantial burden upon the owner by requiring an additional leve of parking within the building.

(3) The Board finds that the request for an extension of not to exceed 35 feet into the adjoining R-5-A District is justified as the zoning line traverses the site at an angle by reason of the fact that the zoning line is drawn parallel to 6th Street and the extension permits a more appropriate arrangement of the proposed building.

(4) In authorizing the above extension the Board requires compliance with subparagraph 7514.11 (d) of the Zoning Regulations.

(5) 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 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) No vehicular entrance or exit shall be within 25 feet of a street intersection as measured from the intersection of the curb lines extended.

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

(e) Appellant shall erect a 12 inch thick 42 inch high solid masonry wall, except for openings for driveways, around the three sides of this parking area.