

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--June 16, 1965

Appeals #8243-44-45. Daisy Lanhardt Mahan, et al., Flagship Corp. and Zembey and Harriet Conyers, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made seconded and unanimously carried the following Order was entered on June 22, 1965:

**ORDERED:**

That the appeal to provide accessory automobile parking on lots 20 thru 25, 800, 806, 805, 802, 803, 804, 26, 27, 29 thru 35, 37, 38 and 19 square 697 at the corner of South Capitol and L Streets, S.E., to serve the proposed restaurant located at No. 1 L Street, S.E., be conditionally granted.

As the result of an inspection of the property by Board Members, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

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- (1) Appellant proposes to erect a restaurant at the ~~west~~ corner of South Capitol and L Streets. The accessory automobile parking area will be located directly across L Street to the north.
  - (2) The required off-street parking for this restaurant is 130 spaces whereas appellant has provided 35 spaces in the basement of the building and 101 spaces in the parking compound for a total of 136 spaces.
  - (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.

**OPINION:**

We are of the opinion that it is not practicable to locate such spaces in accordance with paragraph 7205.1 of the Zoning Regulations due to the size of the lot and the improvements located thereon which already provide 35 spaces in the basement, thus necessitating providing the balance of off-street parking elsewhere.

We are further of the opinion that these parking spaces are so located as to furnish reasonable and convenient parking facilities for the occupants and guests of the proposed restaurant.

This Order shall be subject to the following conditions:

(a) The parking spaces authorized under the terms of this Order which are required parking spaces 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 purposes long as the improvements to be served exist or so long as said accessory off-street parking is required by the Zoning Regulations.

(b) Appellant shall erect a 42" high brick wall around the perimeter of the parking compound, except for openings, with masonry cap thereon.

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

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

(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 or its accessory buildings shall be so arranged that all direct rays of such lighting are confined to the surface of the parking area.