

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- September 22, 1965

Appeal No. 8341 National Savings & Trust, Trustees for Bliss Properties,
Appellant.

The Zoning Administrator District of Columbia, Appellee.

On motion duly made, seconded and carried, the following Amended
Order was entered at the meeting of the Board on March 4, 1966.

EFFECTIVE DATE OF ORDER -- March 17, 1966.

ORDERED:

That the appeal to provide accessory off-street automobile parking
at 3537 Appleton Street, NW ., lot 805, square 1973, for the occupants of
existing apartment building and for a waiver of the provisions of Para-
graph 7404.2 of the Zoning Regulations requiring a masonry screening wall
42 inches high and 12 inches thick along lot line of proposed lot, be
conditionally granted.

The Board amends its Order of November 24, 1965, in Appeal #8341
to incorporate the drawing of January 10, 1966, Scheme #2, which was approved
by the Board on March 4, 1966, except that all lighting use on the premises
must be below the level of the 42 inch fence and wall.

This amendment becomes a part of the Board's Order of November 24, 1965.

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8341 National Savings & Trust, Trustees for Bliss
Properties, appellant.

The Zoning Administrator of the District of Columbia, appellee.

ORDERED:

That the Order dated June 14, 1966, in Appeal No. 8341 be
corrected. The Order now reads:

On motion duly made, seconded and carried, the following
Order was entered May 31, 1966.

The Order should read:

On motion duly made, seconded and carried with Mr. Arthur
P. Davis not voting, the following Order was entered
May 31, 1966.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal #8341 National Savings and Trust, Trustees for Bliss Properties,
Appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and carried, the following Order was entered on May 31, 1966.

EFFECTIVE DATE OF ORDER: June 14, 1966

ORDERED:

That the appeal to provide accessory off-street automobile parking at 3537 Appleton Street, N.W., lot 805, Square 1973, for the occupants of existing apartment building and for a waiver of the provisions of Paragraph 7404.2 of the Zoning Regulations requiring a masonry screening wall 42" high and 12" thick along side lot line of proposed lot, be conditionally granted. This Order annuls and supersedes the Orders previously entered in this appeal on November 24, 1965 and March 4, 1966.

As a result of inspection of the subject property by the Board and from the records and the evidence adduced at the public hearings, the Board finds the following facts:

- (1) It is economically impracticable to locate these parking spaces within the principal building or on the same lot on which the building is located due to restricted size of lot caused by adverse adjoining ownership, by the substantial improvements on the lot at 4530 Connecticut Avenue, N.W. and because of the strip zoning in the vicinity of the subject site.
- (2) The garage in the apartment building is fully utilized and appellant states that this extra off-street parking is direly needed to keep his apartments rented.
- (3) The Department of Highways and Traffic offers no objection to the granting of this appeal. The Department states that experience with the existing parking lots in this area provide sufficient indication that the establishment of this lot should not have an adverse effect on traffic.
- (4) Under the plans submitted at the May 18, 1966, hearing and herein conditionally approved by the Board, the accessory off-street parking is not likely to become objectionable to adjoining or nearby property because of noise, traffic or other conditions.
- (5) Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that the granting of this appeal, subject to the conditions hereinafter set forth, is in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the uses of the surrounding neighborhood in accordance with said regulations and maps.

This Order is subject to compliance with the following conditions:

(a) The parking area shall conform to the plans submitted at the May 18, 1966, public hearing, except that the parking spaces shall be limited to eighteen (18) and the woven wood fence shall be set back and erected on an angle concomitant with such eighteenth space as numbered on the submitted plans in place of the nineteenth space.

(b) The proposed woven wood fence shall be erected to protect the adjoining property owners to the west of the subject parking area.

(c) The parking area shall be properly surfaced and drained.

(d) If the lot is to be lighted, it shall be done with lights so arranged that they will cause no glare into adjoining property.

(e) A permanent barrier (wall, fence, chain, or cable) shall be erected along the north line of the lot so that no access to the east-west alley is permitted.

Occupancy permit shall not issued until all conditions of this Order are met and complied with. Further, the Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING—Sept. 22, 1965

Appeal #8341 National Savings and Trustee, Trustees for Bliss Properties, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Messrs. Scrivener and Davis not voting, the following Order was entered on November 24, 1965:

ORDERED:

That the appeal to provide accessory off-street automobile parking at 3537 Appleton St. N.W., lot ~~805~~ 805, square 1973, for the occupants of existing apartment building and for a waiver of the provisions of Paragraph 7404.2 of the Zoning Regulations requiring a masonry screening wall 42" high and 12" thick along side lot line of proposed lot, be conditionally granted for the following reasons:

(1) As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds that it is economically impracticable to locate these parking spaces within the principal building or on the same lot on which the building is located due to restricted size of lot caused by adverse adjoining ownership and by the substantial improvements on the lot.

(2) The garage in the apartment building is fully utilized and appellant states that this extra off-street parking is direly needed to keep his apartments rented.

(3) The Department of Highways and Traffic offers no objection to the granting of this appeal. This Department states that experience with the existing parking lots in this area provide sufficient indication that the establishment of this lot should not have an adverse effect on traffic.

(4) There was opposition to the granting of this appeal registered at the public hearing.

In order to provide maximum protection to the adjoining residential neighborhood the Board makes the following conditions mandatory to the granting of this appeal.

(1) The Bord approves a one year trial permit to use a portion of lot 805 for off-street parking as an accessory use for the tenants of the Clarence House subject to the following conditions:

(a) Parking shall be confined to the east 41 feet of the lot, and north of the 15 foot building restriction line parallel with Appleton Street. The 15 foot space shall be protected from parking by an 8" high curb along the west side of the north-south alley.

(b) The west and south sides of the parking lot shall be enclosed by a sightly masonry ~~xx~~ wall, brick on the outside not less than 42" high and 12 inches thick.

(c) The area outside such wall shall be attractively landscaped and maintained in a manner in keeping with nearby residential properties.

- (d) The parking area shall be properly surfaced and drained.
- (e) If the lot is to be lighted, it shall be done with lights below the level of the brick wall and so arranged that they will cause no glare into adjoining property.
- (f) A permanent barrier (wall, fence, chain or cable) shall be erected along the north line of the lot so that no access to the east-west alley is permitted.

Occupancy permit shall not issue until all conditions of this Order are met and complied with. Further, the Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.