

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1966

Appeal No. 8552 Olga M. Mazza, et al., appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 18, 1966.

EFFECTIVE DATE OF ORDER -- March 22, 1966.

ORDERED:

That the appeal to establish off-street parking either as accessory parking or as a public parking lot on Parcel 25/156 and part of Parcel 25/153, zoned R-5-A and that portion zoned R-2 and located within 200 feet of commercial line at the south side of Harrison Street, west of Wisconsin Avenue, NW., square 1656, be granted to establish an accessory parking as per site plan marked Exhibit No. 1 subject to the conditions set forth hereinafter.

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

(1) The proposed parking lot will be operated as an additional parking facility and is supplemental to the parking granted by this Board in Appeal No. 7353.

(2) This Board has previously granted accessory off-street parking in the area in Appeal Nos. 6317, 6325-26 and 5176.

(3) There is a need for additional parking in the area not only to serve the occupants of 5100 Wisconsin Avenue, but, in addition, for the Lord and Taylor Department Store, a funeral home and other commercial establishments in the area.

(4) The Board finds that it is not economically practicable to locate the parking within the principal building because of the strip zoning on Wisconsin Avenue affecting the subject property.

(5) As shown by Exhibit No. 1 of the proposed site plan, all parking spaces will be located in their entirety within 200 feet of the use to which they are accessory, and such parking spaces shall be separated by a public alley from the use to which they are accessory as shown. Access to the proposed lot will be from the existing parking lot granted in Appeal No. 7353 and two new curb cuts on Harrison Street as shown in Exhibit No. 1.

(6) The proposed parking area is so located and designed that its use is not likely to become objectionable to adjoining or nearby property owners because of noise, traffic or other objectionable conditions. The parking lot is intended to serve tenants and visitors of the proposed commercial structures.

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

(8) There was no objection to the granting of this appeal registered at the public hearing by adjoining property owners.

OPINION:

We are of the opinion that the granting of the applicants' appeal is in compliance with the purpose and intent of Sections 3101.411, 3104.45 and 3104.44 of the Zoning Regulations.

This Order shall be subject to the following conditions:

- (a) All lights used to illuminate the parking lot will be of low mushroom-head design and so arranged that all direct rays of such lighting are confined to the surface of the parking lot; the parking area will be screened from contiguous residential properties to the west and north by a solid brick wall four feet in height which on the west side of the area will set back five feet from the public alley; and applicants will landscape the balance of the subject site.
- (b) The applicants will keep the parking area and adjoining area free from refuse and debris, and the landscaping shall be maintained in a healthy, growing condition and in neat orderly appearance.
- (c) The applicants will chain off the parking lot when it is not in use and will supervise the parking lot at all other times.
- (d) No parking covenant shall be required as the accessory parking is not required under the Zoning Regulations.