

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8567 Norman H. Himelfarb, 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 March 4, 1966.

EFFECTIVE DATE OF ORDER -- March 25, 1966.

ORDERED:

That the appeal to provide accessory off-street parking on lot 707 to serve building on lot 705 and for permission to establish a parking lot on rear portion of said lot, said property located at 1435 Newton Street, NW., square 2678, be granted.

From an inspection of the property by the Board and the records and evidence adduced at the public hearing, the Board finds the following facts:

(1) At the public hearing of December 15, 1965, the Board permitted withdrawal without prejudice of Appeal No. 8505, which pertained to the same property.

(2) Appellant has an existing apartment building fronting on Newton Street on lot 705.

(3) Lot 707 is now vacant.

(4) Appellant proposes to lease the rear portion of lot 705 and provide parking for the apartment house tenants on lot 707. It is asserted that the proposed lot will represent an increase of 1/3 in parking area, over 13,300 feet. Also the appellant asserts that the lot will provide better access from Newton Street.

(5) Pursuant to a request from the Board at the public hearing, appellant provided the following information (Exhibit No. 3); The Chesapeake and Potomac Telephone Company performs minor repairs on company vehicles in thier garage located on lot 832, square 2678. However, the garage is mainly used for their installation trucks and for storage supplies. The adjacent parking area would be used for parking of company vehicles and employee vehicles.

(6) There was no objection to the granting of this appeal from the Department of Highways and Traffic.

(7) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

The Board is of the opinion that the use of the lots in question in the manner proposed will not adversely affect the present character or future development of the neighborhood. We further believe that the relief can be

granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations.