

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- June 15, 1966

Appeals No. 8771-72-73-74 Evelyn D. Frye, Barbara Miles, Frances
A. Casey & Thomas W. Moore, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board on
June 22, 1966.

EFFECTIVE DATE OF ORDER -- July 29, 1966

ORDERED:

That the appeal for permission to continue operation of a
parking lot for a period of 10 years at rear of 1406, 1408, 1410
and 1412 S Street, NW., part of lots 64, 63, 62, 61, square 207,
be granted conditionally.

FINDINGS OF FACT:

- (1) Appellants lots are located in an R-5-B District.
- (2) The subject lots were inspected by the Board on June 13,
1966. At that time, a portion of the lots was used to store some
crates. The lots also contained trash and other debris. The lots
are paved.
- (3) The subject property is the rear yards of four residential
dwellings on S Street.
- (4) Appellants propose that the lots be used for parking
trucks and automobiles of employees of Glass Distributors Corp.
It was stated that the subject lots have been used by that company
for parking for parking at least six (6) years.
- (5) The Department of Highways and Traffic offers no objection
to the granting of the appeal Nos. 8771, 8772, 8773 and 8774. The
Department notes that "Past experience indicates that the operation
of the * * * parking lot has created no traffic problems on S Street
and has helped relieved the parking problem in this congested area."

(6) The District of Columbia Redevelopment Land Agency points out that the property is located in the Shaw School Urban Renewal Area approved by the D.C. Commissioners April 21, 1966. The statement of RLA says: "The Properties which are the subject of these Appeals are residential in character and zoned for residential use. The rear of these properties, by a previously granted exception to the Zoning Regulations, is presently used as a parking lot serving non-residential uses in the vicinity. This deprives the residents of these properties, most of whom are tenants, of rear yard space which is much needed in an area with a recognized deficiency of public open space, and creates an unsightly condition of the kind which zoning was intended to prevent. The use of residential property for commercial parking is not only an inherent conflict in use, but the present maintenance and upkeep of the parking area appears to be inadequate. When our staff inspected the property yesterday, the lot was littered with portions of packing crates and other debris, which would be undesirable in a well-maintained commercial area as well as a residential area. Such conditions contribute significantly to the blight and physical decline of property, which make urban renewal necessary.

"We believe that the Appeals for a continuation of this parking lot for a period of ten years should not be granted. If the Board does decide to grant the Appeals, we recommend that such approval be confined to one year so that the entire situation may be considered in light of the planning information available at that time."

(7) In Appeals 6191, 6192, 6193 and 6194, the Board granted permission for the use of these lots for parking for a period of five years in an Order dated February 15, 1961.

(8) Certificate of Occupancy No. B-30676 was issued August 14, 1961.

(9) There was no opposition to the granting of these appeals registered at the public hearing by persons residing in the neighborhood.

OPINION:

These appeals are granted for a period of thirty (30) days. During the thirty day period, appellants are to clean the lots, removing all evidence of the storage of any articles or cases. No storage is to be done on the lots. All debris is to be removed. After the lots have been placed in an acceptably clean condition, photographs of the lots are to be submitted to the Board. Continued use of the lots are conditioned upon appellants compliance with the terms of this Order.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- June 15, 1966

Appeals Nos. 8771-72-73-74 Evelyn D. Frye, Barbara Miles, Frances
A. Casey & Thomas W. Moore, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board on
September 20, 1966.

EFFECTIVE DATE OF ORDER -- Dec. 7, 1966

ORDERED:

That the appeal for permission to continue operation of a
parking lot for a period of 10 years at rear of 1406,1408,1410
and 1412 S Street, NW., parts of lots 63,64,62,61, square 207,
be partially granted conditionally.

FINDINGS OF FACT:

(1) The lots were inspected by the Board on September 12, 1966
and found to be paved and relatively clean. Although there was some
trash on the lots, it was evident that an effort had been made by
the managers of the lot to keep it clean.

(2) On July 29, 1966 the Board issued an Order authorizing the
use of the subject property as a parking lot for a period of thirty
(30) days during which time the appellants were to clean up the lots
and report back to the Board.

(3) The facts Found in the Order of July 29, 1966 are incor-
porated into and made a part of this Order.

OPINION:

We are of the opinion that the continuance of this parking lot
will not create any dangerous or otherwise objectionable traffic
conditions, that the present character and future development of
the neighborhood will not be adversely affected, and that the lot is
reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of two (2) years or until such time as the property is acquired by the Redevelopment Land Agency or other governmental agency, whichever comes first. However, the permit shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) There shall be no storage of crates or cartons on this lot.
- (c) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (d) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (e) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (f) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (g) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

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.