

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- July 13, 1966

Appeal No. 8830 Leonard Schuman et ux, appellants

The Zoning Administrator of the District of Columbia, appellee

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

EFFECTIVE DATE OF ORDER: July 27, 1966

ORDERED:

That the appeal for permission to establish a parking lot at the rear of 5309 Georgia Avenue, N.W., lot 110, square 2997, be conditionally granted.

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

- (1) Appellants' property is located in an R-3 District.
- (2) The property was inspected by the Board on July 11, 1966. The lot was reasonably clean and paved. The lot was being used for parking.
- (3) Appellants propose to use the subject lot to serve customers of the Jefferson Liquor Store located at 5305 Georgia Avenue, N.W.
- (4) In Appeal No. 8301 by Order dated August 25, 1965 the Board granted permission to continue the use of the parking lot by the liquor store at 927 Ingraham St., N.W., lot 109, square 2997. This lot is contiguous to that involved in this appeal.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (6) Neighbors, Inc. indicate that they have no objections to the establishment of this parking lot. In addition, the Captain of the Sixth Precinct has expressed a favorable view toward the establishment of this parking lot.
- (7) No opposition was registered at the public hearing.

OPINION:

We are of the opinion that the establishment 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. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

This Order is subject to the following conditions:

(a) Permit shall issue for a period of five years, but 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) Appellant shall extend the brick wall, which exists on the south side of subject lot, along the east lot line and the north lot lines. Access to the lot shall be only from the alley behind the east side of Georgia Avenue.

(c) The lot shall remain paved and in good repair with an all-weather impervious material.

(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 and 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.

(h) Appellant shall provide a chain across the drive of the parking lot to remain in place during the hours when the liquor store is closed.

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.