

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal No. 8896 Carlton Ewing, appellant.

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 -- Oct. 24, 1966

ORDERED:

That the appeal for permission to establish an auto parking lot to run in conjunction with existing parking lot at 1251 - 6th Street, NW., lot 19, square 481, be conditionally granted.

FINDINGS OF FACT:

(1) An inspection of the property made by the Board on September 12, 1966 showed that the lot was improved with a two-story brick building which is used as an office. The property is adjacent to the Safeway Stores parking lot.

(2) The property is located in an R-4 District.

(3) Appellant proposes to raze the existing building and sell or lease the lot to Safeway Stores to be used in conjunction with the store's existing parking lot.

(4) The property was purchased in 1964. It has been used as an office and for the incidental storage facility in the conduct of a real estate maintenance business pursuant to BZA Appeal No. 7949 granted October 27, 1964. The building was previously used as a grocery store.

(5) No 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.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of 5 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) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (c) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (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 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.