

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- May 17, 1967

Appeal No. 9217-18 Joseph W. and Anne M. Reap and Thomas A. and La Berta C. Wildman, 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 August 16, 1967.

EFFECTIVE DATE OF ORDER - August 24, 1967

**ORDERED:**

That the appeal for permission to establish accessory parking on lots 74 and 76, square 1867, 3725 and 3729 Morrison Street, NW., to serve Safeway Store at 5545 Connecticut Avenue, NW., be conditionally granted.

From the record and evidence adduced at the public hearing, the Board finds the following facts:

(1) The subject properties comprise two lots immediately adjacent to the existing parking lot, serving Safeway Store on Connecticut Avenue.

(2) Both lots are occupied by residential structures.

(3) The appeal is granted and the lots will become the property of Safeway Store, Inc. and used as an extension of the existing parking lot.

(4) On July 31, 1967 the appellants submitted alternate plans for improving lots 74 and 76 as an extension of the existing Safeway parking lot.

(5) There was opposition to the granting of this appeal registered at the public hearing.

**OPINION:**

It is the opinion of the Board that this parking lot will not have any adverse affect upon the neighborhood and it is reasonably necessary to accommodate customers of the Safeway Store.

This Order shall be subject to the following conditions:

- (a) The parking lot will be developed in accordance with plan Scheme "B", Exhibit No. 20.
- (b) 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.

- (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) An eight (8) inch coping shall be erected and maintained along each side of all driveways between the sidewalk and the property line to protect the public space.
- (e) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (f) 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.
- (g) A twenty-five (25) foot landscaped buffer shall be maintained between the parking area and the east property line.
- (h) 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.
- (i) 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.