

E. Detailed statement explaining how this application meets the specific test identified in the Zoning Regulations for special exception.

The parking lots are well screened from nearby residential uses, and the lots relieve parking congestion on nearby streets. The parking lots will be in harmony with the general purpose and intent of the Zoning Regulations and Map, and will not adversely affect the use of neighboring property.

Trinity AME Church is seeking relief from

213.1 Use as a parking lot shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

Parking is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not adversely affect the use of neighboring properties. It is located one block away from Trinity A M E Church and it is still used for community parking.

213.2 A parking lot shall be located in its entirety within two hundred feet (200 ft) of an existing Commercial or Industrial District.

The parking lot is not located within 200 feet of an existing Commercial or Industrial District.

213.3 A parking lot shall be contiguous to or separated only by an alley from a Commercial or Industrial District.

The lot is not contiguous. There is a 25'-0" wide alley that separates the two lots.

Trinity A.M.E. Zion Church satisfies the requirements of Section 2303.1

- (a) All areas devoted to driveways, access lanes, and parking areas shall be maintained with an all-weather surface. One parking lot does not have an all-weather surface and will be paved by Trinity A.M.E. Zion Church.
- (b) No vehicle projects over any lot line or building line,
- (c) The premises is used for parking only.
- (d) No vehicular entrance or exit are within forty feet (40 ft) of a street intersection as measured from the intersection of the curb lines extended,
- (e) There is no lighting on the parking lot.
- (f) The parking lot is kept free of refuse and debris per staff of Trinity A M E Church.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18599

EXHIBIT NO. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 18599
EXHIBIT NO. 4