REVISED

Application No. 16938
The Most Worshipful Prince Hall Grand Lodge

CONTINUED FROM THE NOVEMBER 26, 2002, PUBLIC HEARING SESSION.

PRELIMINARY MATTERS: Request For Party Status and the Applicant amended the application.

RELIEF SOUGHT: Pursuant to 11 DCMR § 3104.1, for a special exception to establish an accessory parking lot having ~~32 spaces~~ under section 214, and pursuant to 11 DCMR § 3103.2, a variance from the requirement that the parking spaces be located within 200 feet of the use to which they are accessory under subsection 214.3, and a variance from the requirement that accessory parking spaces be contiguous to or separated only by an alley from the use to which they are accessory under subsection 214.4, at premises 1902 and 1906 Vermont Avenue, N.W.

The Application was amended to indicate that 21 parking spaces would be provided.

ZONING:	R-4 District
SQUARE & LOT:	Square 333, Lots ~~824, 825~~, and 827 **The Applicant amended the application at the Nov. 26th hearing, to exclude Lots 824 and 825. Exhibit No. 30.**
COUNCIL MEMBER:	Letter of Support from Council Member Vincent Orange, Sr., Ward 5, Exhibit No. 31.
OFFICE OF PLANNING:	**OP filed a SUPPLEMENTAL REPORT and recommended APPROVAL of the application with CONDITIONS. Exhibit No. 49. The report was filed one day late.**
d.:	**The Department of Transportation filed a SUPPLEMENTAL REPORT indicating that they have no objection to the application.**
ANC-1B:	The ANC recommends that the application be DENIED. Exhibit Nos. 48 & 19.
REQUEST FOR PARTY STATUS:	**Westminister Neighborhood Association. Exhibit No. 41** **The request was timely filed.**

Case No. 16938
Exhibit No. 55

BAB/2.24.03

Board of Zoning Adjustment
District of Columbia
CASE NO.16938
EXHIBIT NO.55

AFFIDAVIT OF POSTING: The property was properly posted and the Affidavit of Posting timely filed. Exhibit No. 23

NOTES:

Letter of Support from Shiloh Baptist Church, Exhibit No. 29

Referral from the Zoning Administrator's Office. Exhibit No. 5.

Letter of Authorization, Exhibit No. 39.

In July 2002, the Applicant filed an application with the Board under Case No. 16901 to continue using the site as a parking lot. The application was withdrawn. Based on the discussion at the previous public hearing, the Office of Zoning sent a letter to the Department of Consumer and Regulatory Affairs requesting that the Department investigate alleged parking violation at the site.

The previous BZA Orders associated with the site are Nos. 11664, 12215 and 13675. The Board last approved the use of the site for a parking lot for five years in 1982. The BZA Order contained seven conditions and expired in 1987.

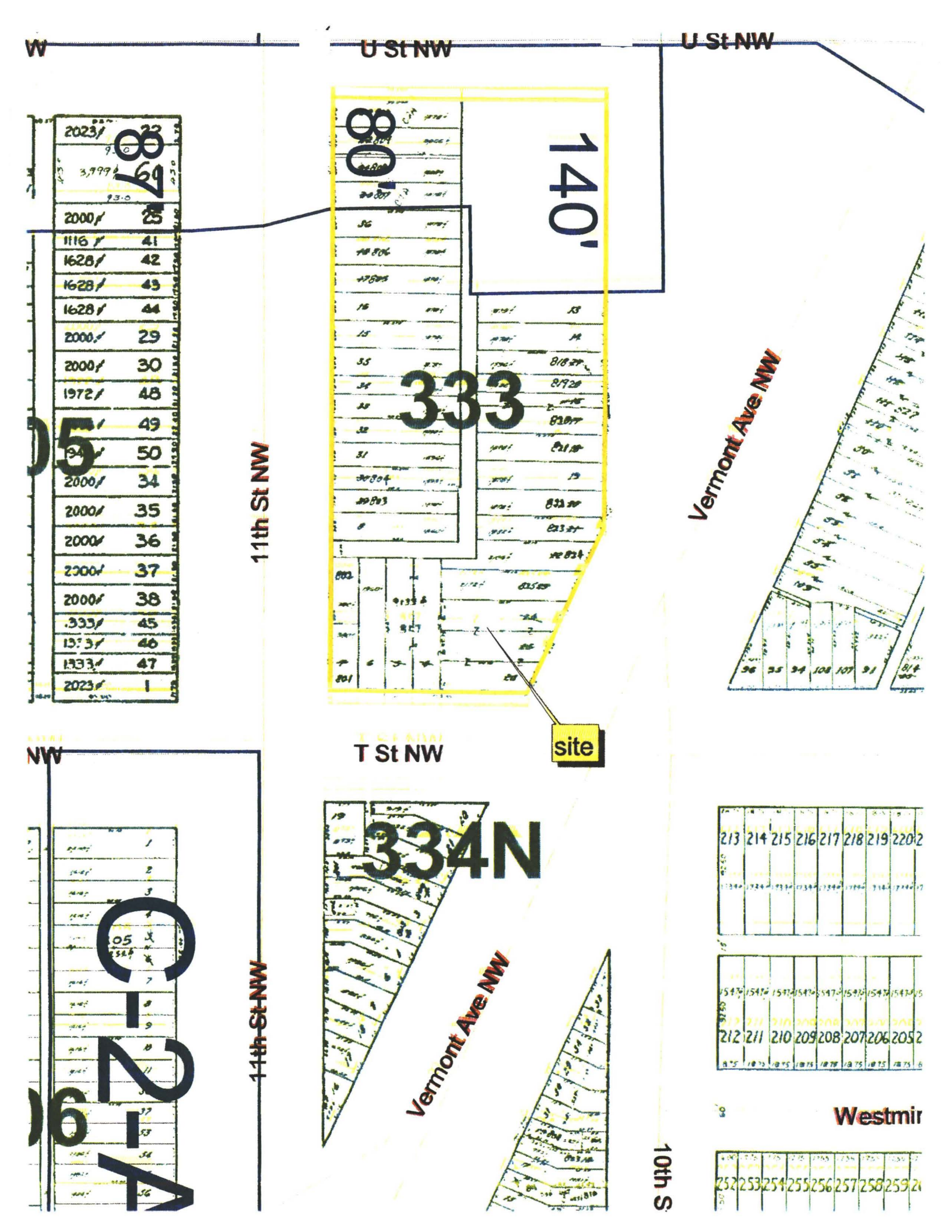
There is substantial opposition to the application. See Exhibit No. 21. The opposition includes:

- Westminster Neighborhood Association
- Cardoza-Shaw Neighborhood Association
- Westminster and French Street Neighborhood Assoc.
- Seven letters in opposition
- A seven-page opposition petition with signatures of 68 residents.

At the previous Public Hearing, the Applicant requested that the hearing be postponed because they had obtained new counsel and the last attorney did not provide pertinent information about the case to the Office of Planning and the DC Department of Transportation. The representative of Advisory Neighborhood Commission 1B, Lawrence Guyot, Jr., strenuously objected to the postponement.

The Board rescheduled the hearing to **FEBRUARY 25, 2003, afternoon session.** The Board requested that the Applicant provide all necessary information by **January 14, 2003** to the Office of Planning, the Department of Transportation and Advisory Neighborhood Commission 1B. The Applicant's final pre-hearing statement should be filed 14 days prior to the hearing. The reports of the government agencies are to be filed seven days before the hearing.

The Applicant's new agent is Edgar Nunley


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U St NW
U St NW
140'
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11th St NW
Vermont Ave NW
site
T St NW
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334N
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