BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

Application of: Robert Holland, et al. B.Z.A. Application No.: _____

STATEMENT OF THE APPLICANT

I. Prior History of the Case

This property known as 3820-26 McKinley Street, N.W., (Square 1859, lots 49, 50-, 51 and part of 92) is owned by Robert M. Holland, Thomas W. Holland, Mary Charlotte Parr, Margaret Weaver Krull, Donald E. Schupp, Gary Schupp, Alan Schupp, Jerome C. and Charlotte Winters, George S. & Theresa Wu, Robert S. & Alice Wu, and Ana S.Y. & Kong-Sang Chow. Robert Holland as the managing agent for the owners.

This property has served as an accessory parking lot for the commercial establishments, which front on the 5500 block of Connecticut Avenue for the past 35 years. The subject property is located on the south side of McKinley Street in the R-2 and C-1 Zone District and known as 3820-26 McKinley Street, N.W.

The most recent special exception for this property was approved by this Board in a Summary Order on June 8, 1998. The order was granted the special exception for a period of five years. The Order was granted subject to the following conditions:

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1. Approval shall be for a period of FIVE (5) YEARS beginning on the effective date of the Order.

2. No trash dumpsters shall be located on the portion of the lot zoned residential.

3. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

4. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

5. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

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6. 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.

7. 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 structure is otherwise permitted in the zoning district in which the parking lot is located.

8. Any lighting used to illuminate the parking lot or its accessory buildings shall be so arranged that all direct rays of such lighting be confined to the surface of the parking lot.

9. Representatives of the owners of the property shall establish and maintain a liaison with Advisory Neighborhood Commission 3G to discuss problems that may arise in connection with the operation of the parking lot to ensure that it continues to have no objectionable impact on the immediate area.

The applicant has met each of the conditions imposed by the Board in its order of June 9, 1998 and therefore is requesting the renewal of the special exception for the accessory parking lot on this property.

II. Basis for New Application

There has been no change in the use or operation of the parking lot since the granting of the previous order. The applicant, therefore, is seeking the renewal of the special exception for a period of five (5) years to continue to use the premises as an accessory parking lot for CVS Drugstore and the other commercial establishments in the 5500 block of Connecticut Avenue under the same terms and conditions as was indicated in the previous order.

III. Points in Support of the Application

Exhibit A	Self-certification document outlining the relief requested.
Exhibit B	Plats showing the boundaries and dimension of the subject site, and each of the 32 parking spaces.

Exhibit C	Three photographs of the subject parking lot.
Exhibit D	The names and mailing addresses of all property owners within two hundred (200) feet of the subject property.
Exhibit E	Copy of previous order.
Exhibit F	Copy of Certificate of Occupancy.

IV. Conclusion

WHEREFORE, it is respectfully requested that this Board grant the applicants a special exception to continue the use of the premises known as 3820-26 McKinley Street, N.W., (Square 1859, Lots, 49, 50, 51 and part of 91) as an accessory parking lot for CVS Drug Store, *et., al.* for a period of five (5) years, and grant them such other and further relief as to this Board may appear just and proper.

Respectfully submitted

McCANTS & ASSOCIATES LLC



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