

EXHIBIT C

EXCERPT FOR D.C. ZONING MAP

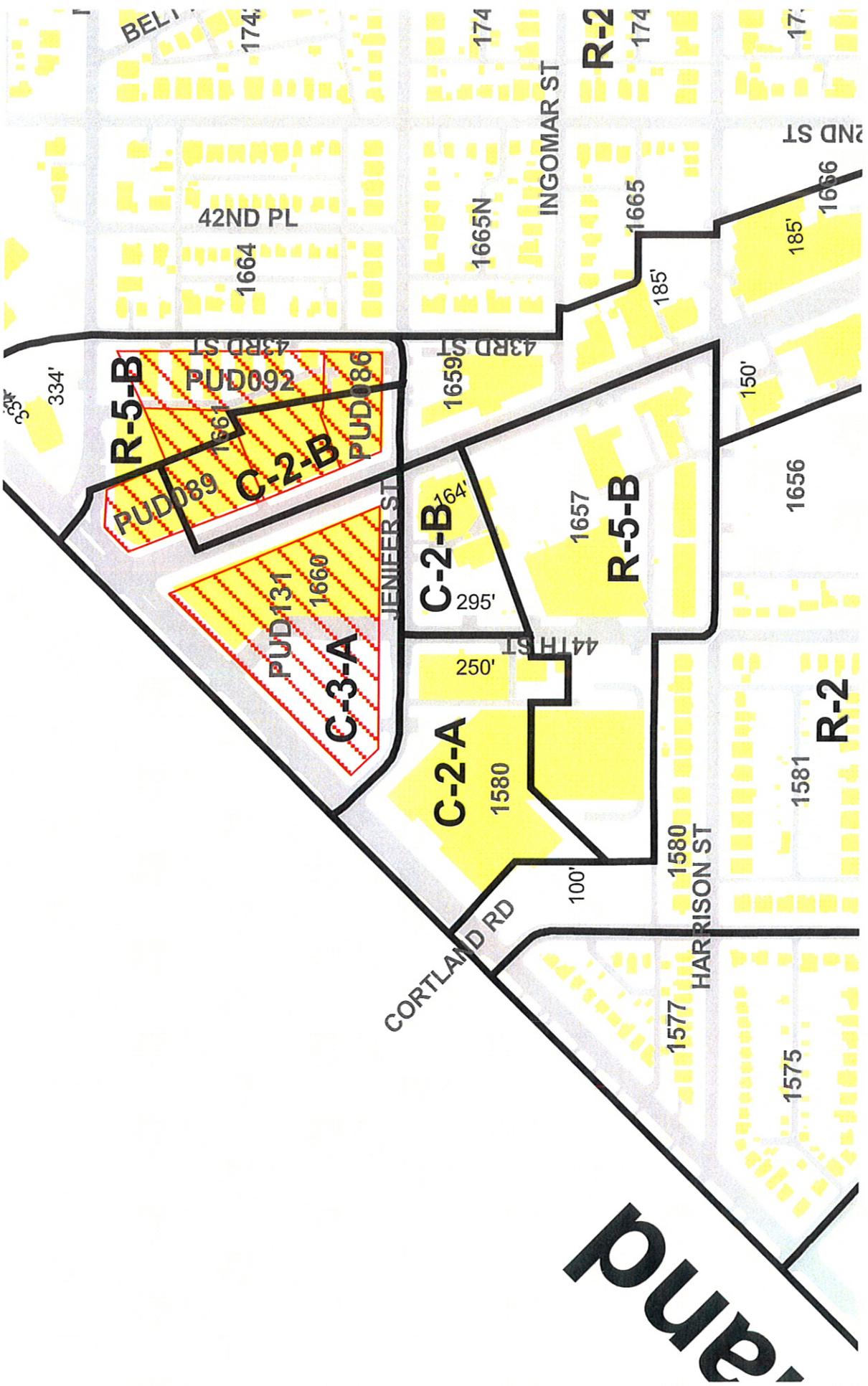


EXHIBIT D  
PRIOR ZONING ORDERS

Appeal #5173

Mr. Clouser:

I move that the following Order be entered:

## ORDERED:

That the appeal of Louise B. Mazza Realty Corp. to establish a parking lot for use of customers, employees and visitors to the Lord and Taylor Dept. Store, said lot located at the southeast corner of 45th Street and Western Ave. N.W., lot 808, square 1580, be conditionally granted for the following reasons:

(1) As the result of an inspection of the property by the Board, and from records and the evidence adduced at the hearing, the Board finds that the site plan including off-street parking arrangements on that portion of the property bounded by Western Avenue, Jenifer, 44th, Harrison and 45th Streets, is substantial in harmony with the general purpose and intent of the Zoning Regulations and may and will not tend to affect adversely the use of neighboring property in accordance with such regulations subject to plans with conditions to be specified herein.

(2) Off-street parking contemplated, as shown on site plan submitted to the Board, within the area bounded by 44th Street, Jenifer Street and Western Avenue has not been advertised for hearing and is not properly before this Board. Public hearing thereon will be required.

(3) There was objection to the granting of this appeal as submitted registered at the public hearing. The contention of objectors is that either ingress or egress from the 45th Street side of the parking area will have adverse affect upon the present character of the single-family development opposite and nearby. The Board believes this contention to be substantiated by the facts.

This Order shall be subject to these conditions:

- (a) Parking arrangements shall be re-studied to utilize space assigned to driveway opening onto 45th Street which is prohibited under the terms of this order.
- (b) Appellant shall re-study the entire site plan with a view to substituting a new driveway for the one proposed on 45th Street and the possibility of increasing the width of the two driveways shown on 44th and Jenifer Streets respectively.
- (c) In order to provide the off-street parking required by the Zoning Regulations, appellant shall file an appeal for permission to provide such off-street parking on the triangle bounded by Jenifer and 44th Streets and Western Avenue.
- (d) All areas devoted to driveways, access lanes, and parking areas shall be paved with materials which form an all-weather impervious surface.
- (e) Lighting for night use shall be subject to requirements of the D. C. Electrical Code and subject to approval by the Director of Planning of the Zoning Commission.

(f) Planting and screening plan shall require the approval of the Director of Planning prior to issuance of building permit.

Mr. Scrivener: I second the motion. Motion carried with Mr. Schwab not voting.

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Mr. Schwab Scrivener:

I move that the following Order be entered:

ORDERED:

That the appeal of Louise B. Mazza Realty Corp. to permit location of required off-street parking on precept other than the property upon which the building is located, said building located on lot 808, square 1580, the require parking therefor to be located on property bounded by Western Avenue., Jenifer and 44th Streets, N.W., parcels 26/101, 26/102, square 1578, be conditionally granted for the following reasons:

(1) As the result of an inspection of the property by the Board, and from records and the evidence adduced at the hearing that the Board finds that the off-street parking proposed and required by the building located west of Jenifer Street is in harmony with the general intent and purpose of the Zoning Regulation and map and will not tend to affect adversely the use of neighboring property in accordance with such regulations provided:

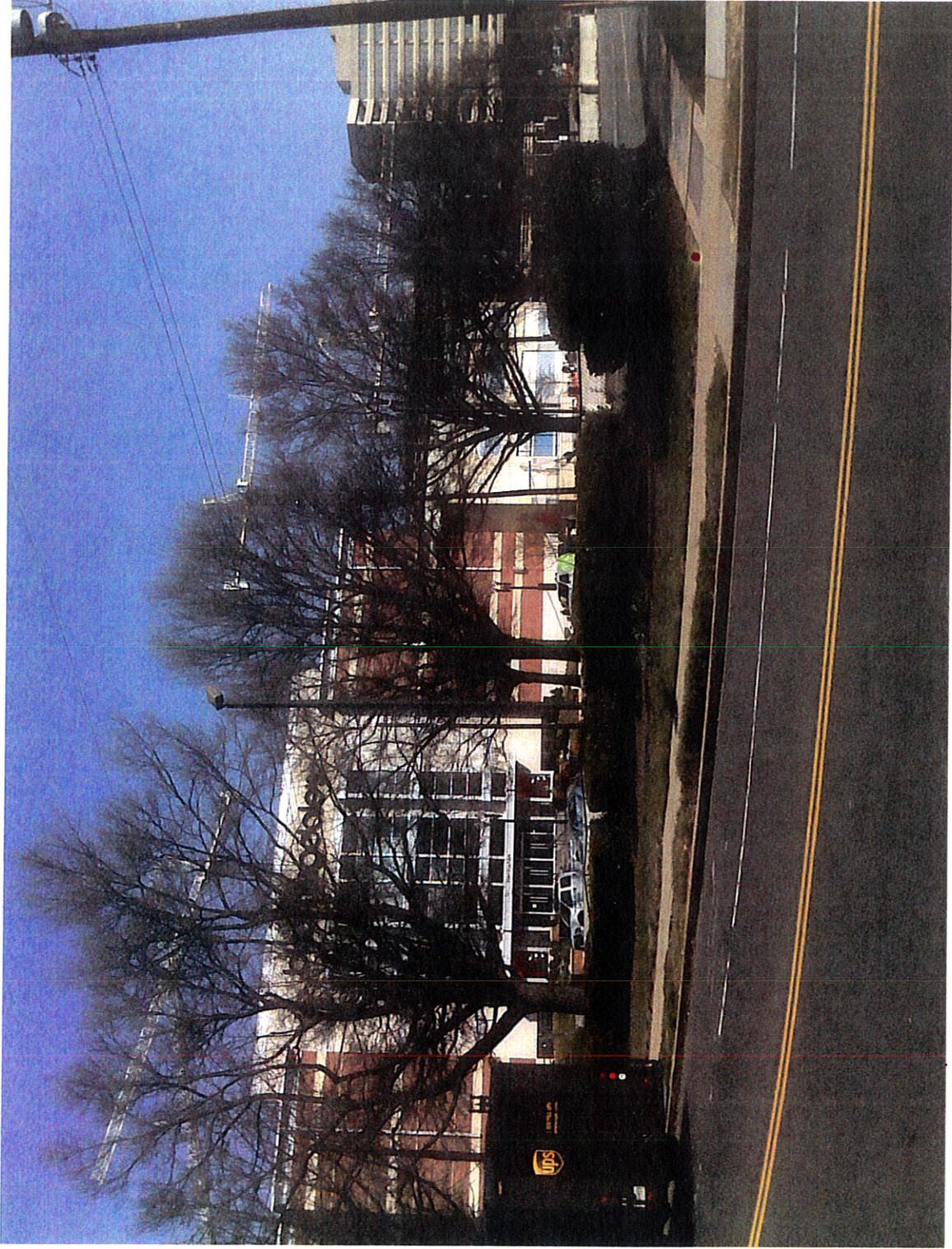
- (a) All areas devoted to driveways, access lanes, and parking areas shall be paved with materials which form an all-weather impervious surface, and lighting for night use shall be subject to requirements of the D. C. Electrical Code and subject to approval by the Director of Planning of the Zoning Commission.
- (b) Appellant shall erect a 42" high, 13" thick brick wall with coping along the entire Western Avenue frontage with 10 foot returns into Jenifer and 44th Streets. An opening in this wall shall be provided for pedestrian access only on the Western Avenue side near the entrance to 44th Street. All street frontages shall be landscaped and maintained to comply with plan filed in Appeal #5173 and designated Exhibit "A". Appellant shall also seed and maintain all landscaped areas between the rear of the sidewalk and building lines.
- (c) The parking area authorized under the terms of this Order are required parking spaces which will make necessary the providing of a covenant running with the land reciting in whatever detail is legally necessary, continued usage thereof for such purposes and for no other use.

Resubmission of amended site plan as submitted in appeal #5226 but in reference to authority granted under appeal #5173 is approved as designated under Exhibit lettered "B" on such file conditionally as follows:

The lighting plan and the screening plan shall require approval of the Director of Planning of the Zoning Commission prior to issuance of building permit.

Mr. McIntosh: I second the motion. Motion carried with Mr. Schwab not voting and Mr. Glouser being absent.

EXHIBIT F  
PHOTOGRAPHS OF SITE



View 1: North Across Home Plate Lot

400784527v1



View 2: North Across Home Plate Lot

400784527v1



View 3: Northwest Across Home Plate Lot

400784527v1



View 4: Northeast Across Home Plate Lot (Mazza Gallerie in background)

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View 5: North up 44<sup>th</sup> Street (Mazza Gallerie to the east)

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View 6: West Down Jennifer Street (Lord & Taylor in background)

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View 7: South Across Jennifer Street into Lord & Taylor Parking Garage

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