

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 15, 1970

Appeal No. 10458 George Washington University, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of August 18, 1970.

EFFECTIVE DATE OF ORDER - August 27, 1970

ORDERED:

That the appeal for permission to establish a parking lot on lots 42-45 and continue use of parking area **and** existing outdoor intramural and student recreation area for a period of five (5) years, previously established by the Board (BZA 7212) at 2130-38 Eye Street, 2125-47 H Street, 807-819 - 22nd Street, and 823 - 22nd Street, NW., Lots 39,42-45,825-829,850,851, Square 77, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The subject property is presently used as a parking lot and recreation area under Certificate of Occupancy B40847.
3. Appellant proposes to enlarge the existing parking lot by the addition of lots 42 through 45 and to continue the use of the existing outdoor intra-mural and student recreation area.
4. Appellant amended his appeal at the public hearing to include permission to convert the second floor of premises 2140 Eye Street, NW., Lot 824, to administrative offices.
5. Appellant alleged that the University is leasing over 60,000 square feet of office space out of the campus area and would like to bring some of the offices back to the campus.
6. Appellant also alleged that the subject property (2140 Eye Street) would be partially used for miscellaneous storage and the second floor for administrative offices.

Appeal No. 10458
August 27, 1970
PAGE 2

7. The Department of Highways and Traffic offered no objection to the granting of this appeal.

8. No opposition to the granting of this appeal was registered at the public hearing.

9. National Capital Planning Commission, at its meeting on August 6, 1970, recommended approval of this subject appeal.

OPINION:

We are of the opinion that the establishment of this parking lot in conjunction with the existing parking lot is not incompatible with the campus plan and will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

It is further of the opinion that the outdoor recreational area and the conversion of the second floor of premises of 2140 Eye Street, NW., BZA Exhibit No. 2 and 2A, to administrative offices is not likely to become objectionable to the neighboring property because of noise, traffic or other objectionable conditions and that the proposed use will have no detrimental affect on the neighboring property.

We further conclude that the requested relief can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

- [a] Permit shall issue for a period of five (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.

(Conditions Cont'd):

- [b] All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- [c] An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- [d] Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- [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] 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.
- [h] 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.

Appeal No.10458
August 27, 1970
PAGE 4

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____



PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.