

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 17, 1971

Appeal No. 10960 First Baptist Church, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with the absence of Samuel Scrivener, Jr., the following Order of the Board was entered at the meeting of November 23, 1971.

EFFECTIVE DATE OF ORDER - Feb. 11, 1972

ORDERED:

That the appeal for permission to establish parking lot on Lots 71 and 111, Square 195 and continue parking lot for five (5) years on Lots 830,840,74 and 75, Square 195 at 1513-190 Street, NW., be conditionally granted.

FINDING OF FACTS:

1. The subject property is located in a R-5-B District.
2. The property is presently used as a parking lot.
3. The appellant request permission to continue operation of the parking lot for a period of five (5)years and to establish a parking lot to run in conjunction with present lot and Lots 71 and 111 in Square 195.
4. The Department of Highways and Traffic offers no objection to the granting of this appeal.
5. The appellant stated they are holding said property for future building but the definite plans have not yet been formulated and as a result, in the interim they would favor the property being used as a parking facility.
6. Objection to the granting of this appeal was registered at the public hearing.

OPINION:

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

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.

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

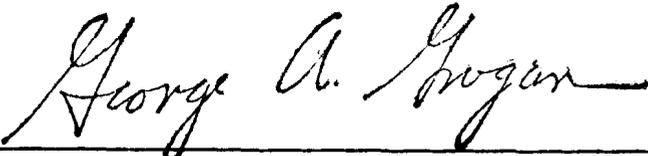
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(h) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

Certificate of occupancy shall not issue until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions have been violated.

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

ATTESTED:

By: 

GEORGE A. GROGAN
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.