

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - November 17, 1971

Appeal No. 10961 President & Directors of Georgetown College, appellants.

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 November 23, 1971.

EFFECTIVE DATE OF ORDER - March 7, 1972

ORDERED:

That the appeal for a temporary automobile parking lot (not to exceed 3 years) at 413-435 Sixth Street and 420-430 Fifth Street, N. W., lots 19, 20, 803-808, 810, 813, 814, 828-830, Square 489, be granted, as amended.

FINDINGS OF FACT:

1. The appeal was amended at public hearing to include lots 815 and 832 in Square 489.
2. The subject property is in an S-P District.
3. The proposed parking lot will have no vehicular entrance or exit nearer than 25 feet to a street intersection as measured from the intersection to the curb lines extended.
4. The plans submitted show that existing curb cuts will be used.
5. George Roper, a Georgetown University official, testified as to the need for parking in the vicinity due to the construction of a number of new office buildings.
6. The Director of the Department of Vehicles and Traffic offered no objection to the application.
7. Section 4101.1 of the Zoning Regulations states that controlled parking facilities are to be encouraged in the S-P Districts.

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8. There was opposition registered at the public hearing as to the granting of this appeal.

OPINION:

We are of the opinion that the establishment 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:

1. This Permit shall issue for a period of three 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.
2. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
3. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
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.
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 will 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

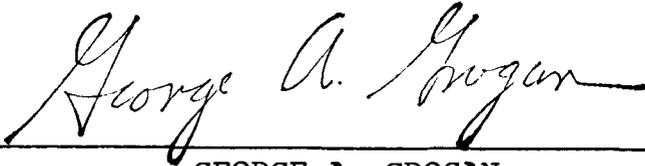
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accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

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.

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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER .