

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 8, 1971

11007

Appeal No. John R. Pinkett, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, with William S. Harps not voting, the following Order of the Board was entered at the meeting of December 14, 1971.

EFFECTIVE DATE OF ORDER - Dec. 21, 1971

ORDERED:

That the appeal for permission to continue parking lot for five (5) years at 1507-1517 and 1529 - 9th Street, NW., Lots 30 and 813, Square 397, be conditionally granted.

FINDING OF FACTS:

1. The subject property is located in R-4 and C-2 District.
2. In Appeal No. 7979 the Board granted permission to establish a parking lot for two (2) years on the subject lots.
3. In Appeal No. 8992 the Board granted permission to continue parking lot for five (5) years.
4. The lots are used by the employees and clients of John R. Pinkett, Inc., a real estate firm located at 1509 - 9th Street, NW.
5. The 1500 block of Ninth Street, NW. was prior to May 12, 1958 zoned commercial. It was rezoned R-4 pursuant to the Lewis Plan with the exception of the first six (6) lots on the east side of Ninth Street running north from P Street which was rezoned C-2.
6. Over 50 per cent of the improvements in the block are occupied and used commercially.

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

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

OPINION:

We are of the opinion that the 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.

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

(e) All parts of the lot shall be kept free of refuse or debris and shall be paved and landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

(f) 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.

(g) 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.

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.