

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- July 19, 1972

Application No. 11129 Stephen M. Gatti, et al, 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 July 19, 1972.

EFFECTIVE DATE OF ORDER - November 14, 1972

ORDERED:

That the application for permission to continue parking lot at 736-38 5th Street, N. W., lots 21 and 22, Square 486 in conjunction and concurrent with abutting lots 23, 24 and 25 for a period of five years be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an S-P District and is presently used as a parking lot pursuant to B.Z.A. Order No. 10641.
2. Appellant requests permission to continue use as a commercial parking lot in conjunction and concurrent with abutting lots 23, 24 and 25, Square 486 as permitted by B.Z.A. Order No. 10724.
3. Appellant requests that lots 21, 22, 23, 24 and 25 Certificate of Occupancy expire five years from the effective date of this Order and shall be operated in conjunction with each other.
4. The Department of Highways and Traffic, in the subject application involving lots 21, 22, 23, 24 and 25 offered no objection to the granting of this special exception for the expansion and continuance of the parking and its combined operation for five years as requested.
5. At the public hearing there was no opposition registered as to the granting of this application.

OPINION:

We find that the continued use of this parking lot as a commercial lot with hourly and contract operation is in the interest of the general public and hereby grant this parking lot for a period of five years subject to the continued good operation of this parking lot as has been shown in the past.

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:

1. 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 application 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. 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.

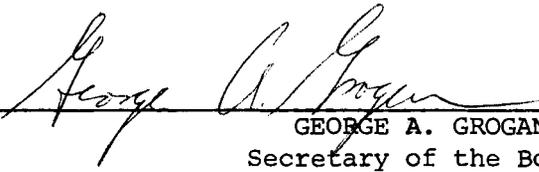
7. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

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.

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