

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 27, 1972

Application No. 11137 - 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 November 1, 1972.

EFFECTIVE DATE OF ORDER - January 5, 1973

ORDERED:

That the application for permission to establish a parking lot for students and faculty as an interim use for five years at 2323-31 G Street and 701 24th Street, N.W., lots 832 and 17, Square 42, be **CONDITIONALLY GRANTED**.

FINDINGS OF FACT:

1. Subject property is located in an R-5-C District which is defined by the Zoning Regulations as an area of general residence of medium density.

2. Subject property is owned by George Washington University and is at present vacant lots.

3. It is applicant's intent to use the subject property as a parking lot for students and faculty.

4. This is a new parking lot designed to help reduce the present delinquency in parking at the University, and to fulfill the objectives of the approved campus plan.

5. The Department of Highways and Traffic offers no objection to the granting of this application for special exception to establish a temporary auto parking lot for five years for the use of students and faculty at George Washington University.

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6. The record reflects favorable approval of the subject application from the National Capital Planning Commission, "provided such use is limited to a period not to exceed three years from date of Board approval."

7. Subject lot will provide additional university parking spaces for 21 autos.

8. Opposition to the granting of this application was voiced at the public hearing by the Dupont Circle Citizens Association. No letters of opposition were submitted to the file.

OPINION:

This is an application by George Washington University for permission to establish parking facilities pursuant to Section 3101.46 of the Zoning Regulations. Under this section, the Board in its discretion, may permit an academic institution of higher learning to utilize its land or improved property with any use which the Board may determine is a proper college function. With the additional test being that such use is so located that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

The Board is in receipt of several favorable recommendations from collateral agencies which we adhere to in the granting of this application.

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:

a. Approval is granted for a period not to exceed three (3) years, for student and faculty parking only.

b. Use of the lot shall be restricted to private automobiles of students and faculty only. No commercial vehicles or trucks permitted.

c. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

d. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

e. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

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

g. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaped areas shall be maintained in a healthy growing condition and in a neat and orderly appearance. The landscaping plan is to be approved by the Department of Highways and Traffic.

h. 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.

i. 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.

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Permit 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 permit upon 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.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - October 18, 1973

Application No. 11137 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 November 1, 1972, be AMENDED to delete part of this Order.

EFFECTIVE DATE OF ORDER -- March 20, 1973

ORDERED:

All facts and opinion of the previous Order remain the same, with the exception of item "b", it should read as follows:

Use of the lot shall be restricted to private automobiles of students and faculty only.

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.