

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- September 13, 1972

Application No. 11139 American Trucking Association, Inc., 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 September 25, 1972.

EFFECTIVE DATE OF ORDER -- January 31, 1973

ORDERED:

That the application for permission to continue parking lot for a period of five (5) years at 1631 O Street, N. W., Lot 94, Square 181, be **CONDITIONALLY GRANTED**.

FINDINGS OF FACT:

1. Subject property is located in an R-5-D District which is defined by the Zoning Regulations as an area of general residence with high density.
2. The present use of the subject property is for the private parking of automobiles of employees, officers and visitors only. This application seeks the continued use of said parking area for an additional five years.
3. The lot is approximately 2500 square feet and it provides parking for eight automobiles.
4. This application is pursuant to Section #3104.44 of the Zoning Regulations, which authorizes the Board to approve this use subject to certain enumerated conditions.
5. Testimony related that the parking lot is patrolled regularly by attendants.
6. The lot operates from approximately eight o'clock to five in the evening, and is locked up with a chain after 5:00 P.M.
7. Opposition was voiced at the public hearing through Mrs. K. McCarran, Zoning Chairman, DuPont Circle Citizens Association.

OPINION:

This is an application by the owner, American Trucking Association, Inc. for permission to continue a private parking lot located at 1631 O Street, N. W. The lot accommodates eight automobiles and is attended regularly and is locked in the evening by the applicant.

OPINION:

The Board is satisfied that the requisites of Section #3104.44, have been served but notes that opposition was voiced by a neighboring civic organization. The crux of the stated opposition, in essence, related to the Board that the lot was unsightly and unattractive. The opposition recommended that this parking lot in the future be landscaped, and better maintained.

This Board adopts the recommendations of the DuPont Circle Citizens Association and herewith conditionally grants this application.

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 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.

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.

i. Landscaping plans must be approved by the Department of Highways and Traffic.

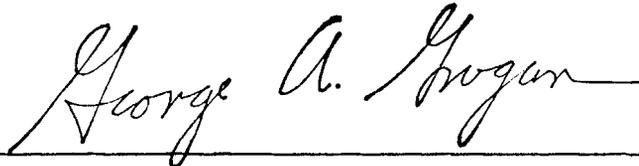
j. Use of the lot shall be restricted to private automobiles. No commercial vehicles or trucks.

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.