

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 8, 1972

Application No. 11163 - Sergius Gambal, et al, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried, with Messrs. Mackey and Hatton absent, the following Order of the Board was entered at the meeting of December 12, 1973.

EFFECTIVE DATE OF ORDER - January 30, 1973

ORDERED:

That the application for permission to continue a parking lot for a period of five (5) years at 2123-29 L Street, N.W., lots 69-72 and 43, Square ~~62~~^{72, 74}, 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 row dwellings and conversions. Essentially, this area contains dwellings for two or more families.
2. The present use of the property is a commercial parking lot. The lot is operated by Colonial Parking, Inc.
3. Applicant testified that there are projected plans to erect an office building on the subject lot, but plans for this proposal have not been formalized.
4. The application herein is pursuant to Section 3104.44 of the D.C. Zoning Regulations. This section authorizes the Board to permit the requested use with the owner showing that specific conditions have been met.
5. No opposition to this appeal was voiced at the public hearing, nor were any letter in opposition submitted to the file for the Board's consideration.
6. The L Street Auto Body Repair, Inc., a shop located near the subject lot, submitted a favorable letter in support of the application.

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 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.

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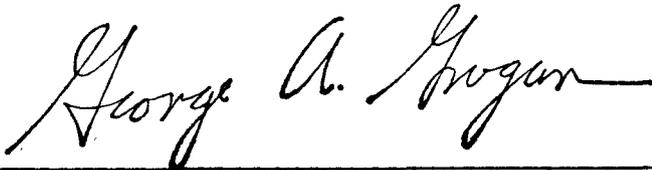
h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

i. Landscaping plans are to be approved by the Department of Highways & Traffic.

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.