

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- November 29, 1972

Application No. 11167 George Washington University, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried by a vote of 3 to 1, with Mr. Harps absent at the public hearing, the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER -- February 16, 1973

ORDERED:

That the application for permission to continue a parking lot for a period of five (5) years at 921-23 and rear of 919 22nd Street, N.W., lot 857, Square 75 be GRANTED CONDITIONALLY.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District which is defined by the Zoning Regulations as an area of general residence generally considered an apartment area.

2. The subject parking lot is rented by George Washington University; it is approximately a five (5) car lot with stack parking.

3. Testimony by agents of George Washington University related that the lot accomodated the university as accessory parking and that it is essentially a commercial parking lot.

4. George Washington University submits this application pursuant to Section 3101.46 of the Zoning Regulations which permits an academic institution to locate a parking lot as long as it is not and does not become objectionable to neighboring property because of noise, traffic and/or any other offensive conditions.

5. By memorandum dated July 11, 1972, the Department of Highways and Traffic offered no objection to the granting of this application.

6. On August 3, 1972, the National Capital Planning Commission recommended favorably to the Board that the application herein be granted but limited to a period not to exceed three years.

7. No opposition was registered at the public hearing nor were any letters of opposition submitted to the file for the Board's consideration.

OPINION:

The Board has carefully considered the very detailed program for providing interim parking for George Washington University and is satisfied that all conditions pursuant to Section 3101.46 of the Zoning Regulations have been complied with. The Board commends the university on its well formulated parking scheme.

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.

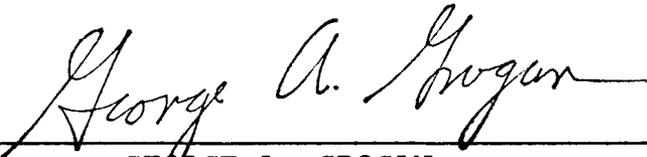
h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

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

A permit shall not be issued 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.