

Before the Board of Zoning Adjustment, D. C.

Application No. 11176 of Columbia Federal Savings and Loan Association

On motion duly made, seconded and carried by a vote of 3-1-0, Mr. McIntosh dissenting, Mrs. Lilla B. Cummings not having heard the case, the following Order of the Board was entered at the executive meeting of May 22, 1973.

Hearing Date: November 29, 1972
Executive Session: May 22, 1973

FINDINGS OF FACT:

1. Property is located in an R-2 District.
2. At the present time the property is vacant and unimproved.
3. The property is a corner lot bordered on the east by 43rd Street, on the south by Jenifer Street and to the north and west by public alleys.
4. The proposed parking lot will provide space for approximately 48 automobiles. There will be a full-time attendant on the lot to supervise the use. The hours of operation will be from 8:00 a.m. to 6:00 p.m. and the lot will serve customers of Columbia Federal Savings and Loan Association.
5. The Department of Highways and Traffic offers no objection to the granting of this special exception.
6. Opposition was registered at the public hearing and several letters in opposition were filed.

CONCLUSIONS OF THE LAW:

It is the conclusion of this Board that the proposed parking lot is necessary to provide adequate off-street parking in this area and we therefore **CONDITIONALLY GRANT** the application.

The operation of this proposed parking lot appears to be compatible with the surrounding area and is necessary to serve the needs of the applicant, as well as the neighborhood.

This Order shall be subject to the following conditions:

- a. Permit shall issue for a period of two (2) 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.

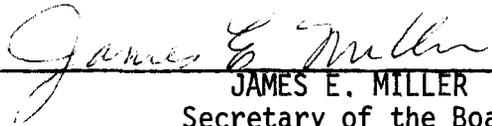
The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

ORDERED:

That the application for permission to establish a parking lot for five years at 4301 -05-09 Jenifer Street, N. W., Lots 11-13, Square 1661 be GRANTED FOR TWO (2) YEARS on the condition that it be paved with an all-weather surface.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER
Secretary of the Board

FINAL DATE OF ORDER: **AUG 7 1973**