

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- November 29, 1972

Application No. 11182 Madana Realty Company, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried by a vote of 4-0, the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER -- March 13, 1973

ORDERED:

That the application for permission to continue operation of a parking lot for a period of five years at 2301 N Street, N.W., Lots 11-25, Square 35, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District which is defined by the Zoning Regulations as an area of general residence; medium density.
2. The application herein is pursuant to Section 3104.44 of the Zoning Regulations which authorizes this Board, upon a showing of certain conditions to permit this special exception.
3. This parking lot has existed under a special exception granted in 1961. The subject premises, 2301 N Street, N.W. is used as a private parking facility for U.S. News and World Report Employees.
4. On November 8, 1972, the Planning Section Office submitted a letter to the file in which they recommend that the application herein be denied, for the reason that the Office of Planning and Management is presently preparing a Master Plan for the west end area. The concept developed by Office of Planning Mannagement calls for a mixed residential and commercial development north of M Street with heavy emphasis on residential use along N Street it is their recommendation that the parking lot in question is incompatible with the nearby residential areas and with the anticipated new residential development in the west end. Ultimately, Office of Planning and Management recommends that if the variance is granted it should be for a period of not more than one year.

Application No. 11182

March 13, 1973

PAGE 2

5. Testimony reflected that this parking lot has existed uneventfully. It is an attractively landscaped facility and receives constant maintenance attention.

6. No opposition was voiced at the public hearing against this application nor were any letters in opposition submitted to the file for the Board's consideration, other than the letter from Office of Planning and Management.

OPINION:

The Board is of the opinion that the parking facility reduces congestion on N Street and 23rd Street and is especially cognizant that no dissatisfaction was voiced by any nearby resident to its use or continued use as a parking lot. It is our determination that this parking lot is an asset to the neighborhood as it accommodates the employees of U.S. News and World Report, who otherwise would be obliged to seek other parking space thus adding to the neighborhood congestion.

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 application 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 this lot shall be restricted to private vehicles. No commercial vehicles or trucks.

A permit shall not be issued until all conditions of this Order are met and complied 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.

Application No. 11182

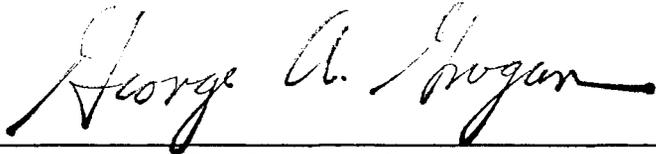
March 13, 1973

PAGE 4

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.