

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 17, 1973

Application No. 11205 Gilbert M. Grosvenor, Applicant.

On motion duly made, seconded and carried, with a vote of 3-0, the following Order of the Board was entered at the meeting of June 5, 1973.

ORDERED: **JUL 23 1973**

That the application of Gilbert A. Grosvenor for permission to continue parking lot at 1328 18th Street, N. W., Lots 39, 814, 816, Square 137, be **CONDITIONALLY GRANTED FOR A PERIOD OF TWO YEARS.**

FINDINGS OF FACT:

1. The property is located in a Special Purpose District.
2. The property is presently being utilized as a parking lot. The lot fronts on Massachusetts Avenue, Northwest and Connecticut Avenue, Northwest; the parking is conducted by the Sarbov Parking Company.
3. Applicant plans to develop the property with an office building in the near future.
4. The parking lot also serves the medical and non-medical staff of the Yater Clinic which is located nearby on Massachusetts Avenue, Northwest.
5. One purpose of the Special Purpose District as stated in Section 3104.44 is to provide locations for parking lots.
6. Opposition was registered at the public hearing, however, letters in support were submitted to the file.

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 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.

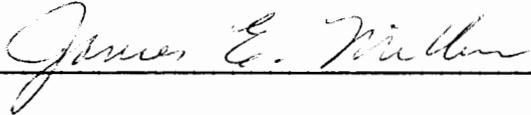
The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

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

ATTESTED

By: 

JAMES E. MILLER
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.