Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 13, 1972

Application No. 11217-18 Jamie S. Gore, 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 6, 1973

ORDERED:

That the application for permission to continue a parking lot for a period of five (5) years at 2110, 2112 and rear of 2112 Massachusetts Avenue, N. W., Lots 817, 25, 822, and 823 in Square 67, be CONDITIONALLY 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 high density.

2. This application is pursuant to Section 3104.44 of the Zoning Regulations which authorizes the Board, subject to conditions which will be subsequently enumerated to grant this application.

3. Testimony related at the public hearing that this lot is essentially a private lot which serves the Fairfax Hotel.

4. Testimony further related that on occasion hotel guests may have visitors who use the lot; also the Cosmos Club occassionally requests use of the lot for which the Club is subsequently billed.

5. On August 25, 1972, the Department of Highways and Traffic submitted a letter to the file in which they offered no objection to the granting of this special exception to continue the operation of this parking lot for a period not to exceed five (5) years.

6. Opposition was voiced at the public hearing by Mrs. Harriett Hubbard, representative of the Dupont Circle Citizens Association. That opposition centered around Mrs. Hubbard's dissatisfaction with the lot in general. It is her reccommendation that the hotel construct a seperate parking structure which would strictly accommodate the hotel.

7. Mrs. Hubbard further noted that the existence of these parking lots have consistently blighted the neighborhood.

OPINION:

The Board has heard the testimony in the application herein, and understands the necessity for the continued use of the subject premises, 2110 and 2112 Massachusetts Avenue, N. W. We are cognizant of the fact that this parking lot has existed for approximately a period of five years uneventfully and further understand that it serves almost exclusively the Fairfax Hotel.

We have heard testimony in general opposition to the parking lot and it is our determination that opposition is without merit, hence, we grant this application.

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.

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

ATTESTED

By: George A. Grogan

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.