

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 13, 1972

Application No. 11223 H. Norair, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER -- March 15, 1973

ORDERED:

That the application for permission to continue the present parking lot for four (4) additional years at 1122-24 23rd Street, N. W., Lot 841, Square 37, be GRANTED CONDITIONALLY.

FINDINGS OF FACT:

1. 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. The present use of the property is as a parking lot which is leased to the District of Columbia and used in conjunction with a building located at 118 22nd Street, N. W.; known as the Norair Building.

3. It is applicant's request to continue the present use of this parking lot for an additional four (4) years.

4. Applicant herein, was conditionally granted permission to use subject premises for five (5) years in Board of Zoning Adjustment Case No. 10723, subject to renewal requested after a period of one year. This request is hereby made in accordance with said application.

5. At the public hearing Ward Booker appeared as an urban planner with the Office of Planning and Management. His testimony related that the Office of Planning and Management is preparing a Master Plan for the west end area and that this subject parking lot is within that area. Further, his testimony related that the continuance of this parking lot is directly contrary to many of his office's objectives for that area; these include retaining existing residential structures and tenants, particularly in R-5-B District and stimulating new residential development.

Application No. 11223

March 15, 1973

PAGE 2

6. James P. Gray appeared at the public hearing as a representative of the Department of General Services, Bureau of Building Management, Space Management Division. It was Mr. Gray's testimony that related to the Board that the parking lot was leased and assigned to the Department of Human Resources.

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

OPINION:

The Board has heard the testimony in this case and reviewed the entire file and arrived at the determination that this parking lot will not in any way at this time, prove offensive to the neighborhood. Instead, it has been clearly shown that a necessity exists for off-street parking and without this parking facility, street congestion and serious undesirable traffic conditions would result. We further, feel that this Order represents a logical procedure for this Board to over see how this facility functions within this neighborhood in the future.

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 four (4) 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.

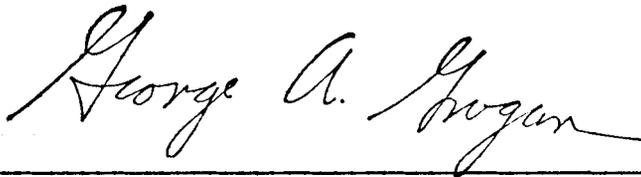
j. Use of this lot shall be restricted to private vehicles, no commercial vehicles or trucks.

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  
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.