

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 13, 1972

Application No. 11224 - H. Norair, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded, with Mr. Hatton abstaining, the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER - February 5, 1973

ORDERED:

That the application for permission to continue a parking lot for four additional years at 1117-1121 23rd Street, N.W. and rear of 1118, 1124-34 22nd Street, N.W., lots 813, 833, 861, 862, 864 and 868, Square 51, be **CONDITIONALLY GRANTED**.

FINDINGS OF FACT:

1. The subject property is located in a split zone; a portion of the property zoned R-5-B, an area of general residences, medium density and the remainder zoned R-5-D, high density.
2. Applicant requests permission to continue the use of the subject property as a private parking lot; initial permission to establish the lot herein was granted in August of 1971.
3. The subject parking lot is leased to the District of Columbia Government and used in conjunction with the building located at 1118 22nd Street (Norain Building).
4. General opposition was registered at the public hearing to the renewal of this application. However, no letters in opposition were submitted to the file for the Board's consideration.

OPINION:

In essence the applicant herein seeks permission to continue the use of the subject property as a private parking lot pursuant to BZA Order 10723, August 1971, which directed applicant to seek renewal of his permit every year for a period of five years.

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After hearing testimony as to the history of this lot for the past year, we are of the opinion that Section 8207.2 of the Zoning Regulations has been satisfied. And that the granting of this special exception is in harmony with the general purpose and intent of the regulations and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations subject to the listed special conditions.

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 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.

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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.

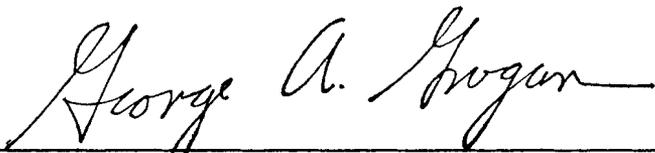
i. Landscaping plans must be approved by the Department of Highways and Traffic.

j. Use of this lot is restricted to private automobiles. No commercial vehicles or trucks.

No permit shall be issued until all conditions of this Order are met and complied with 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.