

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- December 13, 1972

Application No. 11230 - Murray Levine, 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 - February 26, 1973

ORDERED:

That the application for permission to continue use of the premises as a parking lot in the SP Zone at 1109-15 11th Street, N.W., lots 803, 802, 68, 67, Square 341, be **CONDITIONALLY GRANTED**.

FINDINGS OF FACT:

1. The subject property is located in an SP District.
2. The present use of the subject property is a parking lot; the proposed use is for the continuance of said parking lot pursuant to Section 4101.41 of the Zoning Regulations.
3. The subject parking lot accomodates 90 automobiles, it is a public lot, and it is strictly an in-and-out commercial lot with some monthly lease contracts.
4. On October 3, 1972, the Department of Highways and Traffic submitted a letter in which they offered no objection to the continued use of this parking lot for a period of five years.
5. Opposition was voiced at the public hearing by local citizen associations. The opposition's dissatisfaction centered around excessive time periods in which these lots were permitted to exist.

OPINION:

This lot has operated uneventfully at this location for some 18 years. Automobiles enter this lot in the a.m. and in the evening the lot is empty. This is the type of parking lot that the Board has been satisfied with in an area which is zoned SP. This Board has the authority to grant the continuance of the parking lot subject to the applicant showing that certain conditions have been met. The applicant has shown these conditions and consequently this Board is satisfied. We have inquired into the issue of whether or not this lot is or is likely to become objectionable to the community and it is our determination that this is not likely to occur.

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 the 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 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.

Application No. 11230

February 26, 1973

PAGE 3

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

g. No other use shall be conducted from or upon the premises and no structure other than 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.

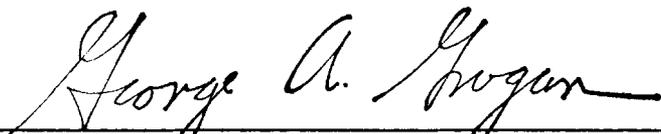
h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

i. Parking shall be limited to private automobiles and vehicles only, no trucks.

The permit shall not 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.