

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 17, 1973

Application No. 11250 T. J. Corporation, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously 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 22, 1973

ORDERED:

That the application for accessory parking on a lot other than the lot with the structure it is intended to serve at 1521 16th Street, N. W., Lot 77, Square 194, be **CONDITIONALLY GRANTED**.

FINDINGS OF FACT:

1. Subject property is located in an R-5-B District as to Lot 77, which is defined by the Zoning Regulations as an area of general residences; Lot 97 is in a Special Purpose District.
2. The property has been utilized since 1909 as a parking area and garage for the exclusive use of 1521 16th Street, N. W.
3. There is a two-car garage constructed on the R-5-B Lot (77).
4. The prospective buyer of the parking facility is, a foreign government, the Union of Soviet Socialist Republic, and it is their office which is located within the Special Purpose District, and for which the accessory parking is herewith requested.
5. Pending the outcome of this application of T. J. Corporation, Meldville Feldman, the present owner, will culminate the sale of the properties herein.
6. The two (2) properties, listed above, of which Lot 77 in Square 194, will be required to service the 16th Street embassy as accessory parking; pursuant to Section 7205 of the Zoning Regulations.
7. General opposition was voiced by the DuPont Citizens Association through their representative, Mrs. Harriet Hubbard.

OPINION:

It is this Board's opinion that permitting owners of business property to use adjoining residential or "close proximity" space for

accessory parking in connection with business property is a reasonable exercise of this Board's indiscretion, after adequate showing that the use of the subject premises will not contribute to traffic congestion and is an appropriate use of the property.

We are satisfied that the use of this lot will be customarily incidental to the use of the main property.

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.

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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.