

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 21, 1973

Application No. 11262 - Rental Association, Inc., Appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee.

On motion duly made, seconded and carried unanimously, the following Order of the Board was entered at the meeting on March 20, 1973.

EFFECTIVE DATE OF ORDER -- **MAY 31 1973**

ORDERED:

That the application for permission to continue use as a parking lot, property located at 435-437 H Street, N.W., lots 816-817, Square 517, be GRANTED CONDITIONALLY.

FINDINGS OF FACT:

1. The property is located in an SP District.
2. The property is presently used as a parking lot and has been used as such for the past eight years.
3. Applicant plans to develop the property within two years.
4. Applicant as requested submitted landscaping and screening plans.
5. The Department of Highways and Traffic submitted a letter in which they offered no objection to the granting of this special exception.
6. No opposition to the granting of this application was registered at the public hearing.

OPINION:

The Board finds that the continued use of this property as a commercial parking lot is in the interest of the general public and hereby GRANTS the requested continuation of such use for a period of two (2) years subject to the continued good operation of this parking lot as has been demonstrated in the past.

This Order shall be subject to the following conditions:

- a. Permit shall issue for a period of two (2) 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.
- 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.

The Board reserves the right to direct revocation of the occupancy permit upon a 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:



ARTHUR B. HATTON

Acting 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.