

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 21, 1973

Application No. 11266 - National Bank of Washington, Appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee.

On motion duly made, seconded and carried with Mr. Harps absent, the following Order of the Board was entered at the meeting of March 20, 1973.

EFFECTIVE DATE OF ORDER -- JUN 4 1973

ORDERED:

That the application for permission to continue a parking lot at premises 2900 Alabama Avenue, S.E., lots 815 and 817, Square 5641, be **CONDITIONALLY GRANTED.**

FINDINGS OF FACT:

1. The subject property is located in a C-2-A District.
2. At the present time the property is being utilized as a gas station and parking lot.
3. The applicant proposes to build a new gas station incorporating two adjoining lots as well as the lot presently occupied by the station.
4. The application is filed under Paragraph 5102.41 of the Zoning Regulations.
5. There was no opposition at the public hearing, but one letter of opposition has been filed.
6. The Department of Highways & Traffic offers no objection to the approval of this application.

OPINION:

The Board is of the opinion that the proposed use will not tend to affect adversely the use of neighboring property, and 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 for the parking lot 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.
- 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 are to be approved by the Department of Highways and Traffic.
- j. This parking lot shall be restricted to private automobiles. No commercial vehicles or trucks.

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A 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:

  
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.