

Before the Board of Zoning Adjustment, D. C.

Application No. 11378 of Samuel Tranen, pursuant to Section 8207.2 of the Zoning Regulations for permission to continue the operation of a parking lot as provided by Section 3104.4 of Regulations at the premises of 1801 D Street, N. E., lot 152, Square 4560.

HEARING DATE: June 20, 1973

EXECUTIVE SESSION: June 26, 1973

FINDINGS OF FACT:

1. The property is located in an R-4 District.
2. The parking lot is necessary for patients of the Northeast Dental Medical Clinic and Master Liquor, Inc.
3. The parking lot has been under permit and used for its present purpose for 10 years.
4. Because of a main sewer line located underneath the property, no structure can be built on the premises.
5. There is no evidence of record of complaints or opposition.

CONCLUSION OF LAW:

Based upon the above finding of fact, we are of the opinion that applicant has complied with the conditions set out in Section 3104.4 of the Zoning Regulations, and that continuation of the parking lot will not adversely affect the present character and future development of the neighborhood.

ORDERED:

That the above application be **CONDITIONALLY GRANTED FOR TWO YEARS.**

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.

i. All landscaping plans shall be approved by the Department of Highways & Traffic.

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:



JAMES E. MILLER  
Secretary of the Board

Vote: 4-0 Mr. Harps not voting.

FINAL DATE OF THE ORDER: **AUG 27 1973**

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.