

Before the Board of Zoning Adjustment, D.C .

Application No. 11383, of D. C. Government pursuant to Section 8207.2 for permission to continue use of a parking lot as provided by Section 4101.41 at 725 3rd Street, N.W., part of lots 47, 48, 52, 54, 846, 856 and 50, 51, 56, 55, 854, 813, 847, & 848, Square 564.

HEARING DATE: July 18, 1973
EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. Subject lot is located in a SP District.
2. This lot was approved by this Board as per BZA No. 10793.
3. The D. C. Government, owner of the property, intends to build a traffic control center at the site. RBI, lessee, wishes to continue the use of the site as a parking lot until the D. C. Government is ready to build on the subject lot.
4. There was no opposition registered at the public hearing.
5. The Department of Highways and Traffic submitted a report in which they offered no objection.

CONCLUSIONS OF LAW:

Based upon the foregoing facts, the Board feels 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.

ORDERED:

That this application be conditionally GRANTED for one (1) year.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of one (1) year 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.

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(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.

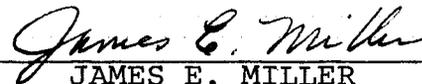
(h). Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

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.

VOTE: 5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

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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.

FINAL DATE OF THIS ORDER: DEC 19 1973