

Before the Board of Zoning Adjustment, D. C.

Application #11385, of Dale M. & Donald K. Duvall, pursuant to Section 3104.44 for permission to continue operation of parking lot at 1717 and 1721 E Street, N. E., Lots 143 and 144, Square 4546.

HEARING DATE: May 20, 1973

EXECUTIVE SESSION: May 26, 1973

FINDINGS OF FACT:

1. The property is located in a R-4 District.
2. The property encompasses two (2) lots which are operated as a private parking facility for ten (10) apartments.
3. This is the second application for continuation of the lot which this Board originally approved in 1963.
4. Applicant provides a three and one-half (3½) foot brick wall and 8 inches concrete coping high along the building walls. The driveway and parking areas are paved and there exists automatic lighting.
5. Department of Highways and Traffic submitted a report in which they offered no objection to the granting of this application.
6. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above findings of fact, the Board is 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 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.

Application No. 11385

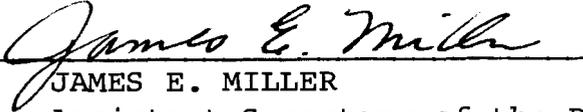
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ORDERED: That the above application be GRANTED CONDITIONALLY for a period of five (5) years.

VOTE: 4-0

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

ATTESTED By:


JAMES E. MILLER

Assistant Secretary of the Board

FINAL DATE OF ORDER: SEP 6 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.