

Before the Board of Zoning Adjustment, D. C.

Application #11414, of Jonathan Woodner Company pursuant to Section 8101 of the Zoning Regulations for permission to continue use of parking lot as provided by Section 3104.44 located at 1636 Oak Street, N. W., Lots 352, 353, 354 and part of 839, Square ~~8~~<sup>2</sup>621.

HEARING DATE: July 18, 1973

EXECUTIVE SESSION: July 24, 1973

FINDINGS OF FACT:

1. The property is located in a R-4 District.
2. The parking lot was established in 1961 and serves the tenants of the Woodner Apartment Building.
3. Applicant has no intention, nor is any approval sought, to enlarge the parking lot beyond its present pattern.
4. The lot will occupy that portion of lot #352 which is already occupied by applicant, and no more.
5. Ground safety lights will illuminate the parking lot and will be lowered to shine on the lot directly.
6. The Department of Highways & Traffic submitted a report in which they offered no objection to the granting of this application.
7. Opposition was registered at the public hearing and letters in opposition were submitted to the file.

CONCLUSIONS OF LAW:

Based upon the above findings of fact we are of the opinion that the applicant has satisfied all the conditions set out in Section 3104.44 of the Zoning Regulations.

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.

ORDERED:

That the above application be **CONDITIONALLY GRANTED** for a period of two (2) years.

VOTE: 5-0

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

ATTESTED By: *James E. Miller*  
JAMES E. MILLER  
Secretary of the Board

FINAL DATE OF ORDER: **SEP 5 1973**