

Before the Board of Zoning Adjustment, D. C.

Application No. 11418, of Louis Burman for permission to continue the operation of a parking lot in the SP zone at 1435 Massachusetts Avenue, N.W., Lots 112, 810, 17, 23, 113, 97, 19, 807-889, Square 212.

HEARING DATE: August 29, 1973

EXECUTIVE SESSION: September 11, 1973

FINDINGS OF FACT:

1. The subject property is presently being utilized as a parking lot and applicant wishes to continue this use for a period of 5 years.
2. This lot was originally approved by this Board in 1956 in BZA application No. 9635 for a period of 5 years.
3. The owner plans to develop the property with a hotel, but in the interim will continue to utilize the property as a parking lot.
4. The Department of Highways & Traffic submitted a report in which they offered no objection.
5. Opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

We are 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.

ORDERED:

That this application be CONDITIONALLY GRANTED FOR A PERIOD OF ONE YEAR, with the stipulation that the owner phase out the parking lot.

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.

b. All area 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.

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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
Assistant Secretary
for 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.

FINAL DATE OF THIS ORDER:

OCT 19 1973