

Before the Board of Zoning Adjustment, D. C.

Application No. 11538, of Melvin L. Clark, Jr., pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to continue the operation of a parking lot in the SP zone as provided by Section 4101.41 at premise 813 4th Street, N. W., Lots 805, 806, 807, 808, 813, and 814, Square 526.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: January 22, 1974

FINDINGS OF FACT:

1. The subject property has operated as a commercial parking lot for ten years by order of this Board.

2. The parking lot is operated by RBI Parking Corp.

3. The property is up for sale. An adjoining property owner has offered to purchase the site. The owner has stipulated to this Board by letter dated January 23, 1974 that he intends to build on the site at some future date.

4. No opposition was registered at public hearing.

5. The Department of Highways and Traffic offered no objection to the continuance of this parking lot.

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 developments of the neighborhood will not be adversely affected.

ORDERED:

That the above application be 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.

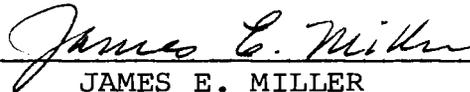
f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

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.

VOTE: 3-0, Lilla Burt Cummings, Esq. and Mr. McIntosh abstaining.

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

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **FEB 28 1974**

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.