

Before the Board of Zoning Adjustment, D. C.

Application No. 11566, of Estate of H. K. Willard and H. W. Willard trs., pursuant to Section 8207.2 of the Zoning Regulations, for permission to continue operation of a parking lot in the R-5-B zone as provided by Section 3104.44 at 1627-31-33-35 Q Street, N. W., Lots 9, 14, 100, 801 & 802, Square 179.

HEARING DATE: February 13, 1974

EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The subject property is located in a R-5-B zone has operated as a parking lot under BZA approval since 1965.

2. It serves the needs of several adjacent business establishments and restaurants in the area, one of which is the remodeling and development of the former Cairo Hotel.

3. The Department of Highways and Traffic offers no objection to the continuance of this lot.

4. Opposition was registered at the public hearing but was withdrawn.

5. The owners of the property stated they had no immediate plans for development of the property.

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 lot is reasonably necessary and convenient to other uses in the vicinity. The present character and future development of the neighborhood will not be affected. However, the Board feels that the owners should consider developing the property for its zoned purpose.

ORDERED:

That the above application be GRANTED for one year subject to the following conditions:

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

be subject to renewal in the discretion of the Board upon filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All area devoted to driveways, access lanes, and parking area 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: 4-0, (Mr. Harps not present.)

Application No. 11566

Page 3

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

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

FINAL DATE OF ORDER: **MAR 26 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.