

Before The Board of Zoning Adjustment, D. C.

Application No. 11573, of John Paris pursuant to Section 8207.2 of the Zoning Regulations for permission to continue the operation of a parking lot as provided by Section 4101.41 of the regulations, for the premises located at 513 "E" Street, N. W., Lot 830, Square 488.

FINDINGS OF FACT:

1. The applicant seeks this special exception to permit the subject property to be used as parking lot as previously permitted by BZA Order No. 9955, Dated May 5, 1969.

2. The subject property is used for accessory parking by White House Tours, sightseeing company and persons residing in apartments owned by the applicant in the immediate neighborhood.

3. The Zoning Activities Unit of the Office of Planning and Management reported, and the Board finds that the proposed lot is not likely to become objectionable to nearby property owners.

4. The Department of Highways and Traffic, in their report on this application, stated no objections to the proposed use.

5. No opposition was registered to this application at public hearing.

CONCLUSIONS OF LAW AND OPINION:

Based upon the above findings of fact and the record of this case, the Board is of the opinion that the applicant has satisfied the conditions of Section 4101.41 of the regulations, and that the GRANTING of this special exception will not adversely affect the present character and future development of the neighborhood. The Board concludes that the proposed use will be in harmony with the use of nearby and adjoining property.

ORDERED:

That the above Application be GRANTED, for a period of five (5) years 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 application 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. Landscaping plans must be approved by the Department of Highways and Traffic.

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. William S. Harps not voting, not present.)

HEARING DATE: February 13, 1974

EXECUTIVE SESSION: February 21, 1974

By Order of the D. C. Board of Zoning Adjustment

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

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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: _____

NOV 18 1974