

Before the Board of Zoning Adjustment, D. C.

Application No. 11614 of Eugene L. Bernard, TRS., pursuant to Section 8207.2 of the Zoning Regulations for a special exception to permit the continuation of a parking lot in the R-5-D zone as provided by Section 3104.44 of the regulations at the premises 2140-42-44 "L" Street, N.W., lots 44, 864, thru 868, Square 73.

HEARING DATE: July 11, 1974
EXECUTIVE SESSION: July 23, 1974

FINDINGS OF FACT:

1. The Board of Zoning Adjustment, granted the applicant the use the subject property as a parking lot for five years in Order No. 9966 dated May 1, 1969.

2. The Board finds that the subject property is surrounded by commercial uses which make use of the parking facilities.

3. The proposed lot, if granted, would be operated by Colonial Parking, Inc.

4. No opposition was registered at public hearing.

5. The Department of Highways and Traffic stated no objections to this application.

CONCLUSIONS OF LAW:

Based upon the above findings of fact, and the record, the Board is of the opinion that the proposed lot is necessary and convenient to other uses in the neighborhood, and that the proposed use will not have an adverse affect on nearby or adjoining property.

ORDERED: That the above application be GRANTED FOR A PERIOD OF 3 years.

This Order shall be subject to the following conditions:

a. Permit shall issue for a period of three (3) 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. Tire stops shall be erected and maintained for the protection of all adjoining buildings.

d. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

e. 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.

f. 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.

g. 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.

ORDERED: That the above application be GRANTED for three (3) years.

BY THE 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:

JAN 29 1975

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.