

Before the Board of Zoning Adjustment, D. C.

Application No. 11641, of American Federation of Government Employees, 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 at 1008-1014 Massachusetts Ave., N. W., Lots 16, 806, 807, 808 & 12, Square 342.

HEARING DATE: May 15, 1974

EXECUTIVE SESSION: June 6, 1974

FINDINGS OF FACT:

1. The lots are located in a SP District. The property is surrounded by 11th Street, L Street and on two sides by a public alley.
2. Applicant wishes to continue the use as a parking lot for use by its employees for one year.
3. The parking lot has operated at this location for the past six years. The lot is leased to the Diplomat Parking Corporation.
4. A Field inspection by the Zoning Activities Unit revealed and the Board finds that the perimeter of the lot was littered with trash. Portions of the lot that were not maintained and only sparsely covered with grass.
5. The Department of Highways and Traffic offered no objection to the continuance of this lot.
6. Applicant has no future plans to develop the property.
7. No opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the continuance of this lot will not become objectionable to adjoining and nearby property owners because of noise and traffic. With proper control it does not appear as that approval of this lot on a short term basis would adversely affect the present character and future development of the area.

However, it is the opinion of the Board that the appearance of the lot would be improved if more attention was paid to the maintenance of landscaping and maintenance of surface of the lot.

ORDERED:

That the above application be **CONDITIONALLY GRANTED** for two (2) years.

This lot is subject to the following conditions:

a. Permit shall be issued 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.

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VOTE:

3-0 (Lilla Burt Cummings and Mr. Harps Abstaining)

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: 7/9/74

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.