

Before the Board of Zoning Adjustment, D. C.

Application No. 11664, of Roger D. Washburn, et al, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to establish a private parking lot as provided by Section 3104.44 at premise 1902 Vermont Avenue, N. W. Lot 800, Square 333.

HEARING DATE: July 17, 1974
EXECUTIVE SESSION: July 23, 1974

FINDINGS OF FACT:

1. The subject property is located in the R-4 Zone.
2. Surrounding land uses include row dwellings, commercial and institutional uses, buildings along U Street, T Street, and 11th Street N. W. The lot on which the parking lot is proposed is bordered on two sides by residential buildings and to the rear by a public alley.
3. The proposed parking lot is immediately to the north of the Prince Hall Grand Lodge building located at 10th and U Streets, N. W.
4. The parking area is to be leased by the Most Worshipable Prince Hall Grand Lodge upon approval of this application.
5. The parking lot will be used by the members of the lodge after six in the evening. During the hours of 8:00 a.m. until 6:00 p.m. the lot will be used by the tenants of the lodge building.
6. The lot is presently vacant and in very poor condition. The lot will accommodate approximately sixteen cars.
7. The Department of Highways and Traffic offered no objection to the establishment of this parking lot.
8. The OPM staff recommended approval of the lot for one year with appropriate landscaping and screening.
9. Mrs. Ellen Epps Brown, President of the Northwest Citizens Association objected to the application on the basis that the property should be used for residential purposes.

CONCLUSIONS OF LAW:

The Board is of the opinion the establishment of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. With proper screening and landscaping, we feel the present character and future development of the neighborhood will not be adversely affected.

In conclusion, the Board gave much consideration to the views of opposition but feel it is unwarranted because of the present condition of the lot and because this use is permitted by special exception.

ORDERED:

That the above application be CONDITIONALLY GRANTED for 2 years.

VOTE: 4-1 (Lilla Burt Cummings, Esq. dissenting.)

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 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.

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The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of the Order have been violated,

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

ATTESTED BY : 
JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: **AUG 26 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR BUILDING PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.