

Before the Board of Zoning Adjustment, D. C.

Application No. 11665 of John C. Kalavritinos, et al, pursuant to Section 8207.2 of the Regulations for a special exception to continue a parking lot as provided by Section 4101.41 of the Regulations for the premises located at 1323 New Hampshire Avenue, N. W., lots 50-56, 41-47, 819 and 822, Square 115.

FINDINGS OF FACT:

1. The subject property is in an SP District.
2. The property is presently used as a parking lot with the exception of the new request, which is presently vacant ground.
3. The appellants request permission to continue operation of the parking lot for a period of five (5) years and to establish a parking lot to run in conjunction with the existing parking lot.
4. The Department of Highways and Traffic offered no objection to the granting of this appeal.
5. The Vice President of the owner appeared and stated that the property is being held for future development and that as soon as present legal problems can be resolved a new building will be constructed on the site. In the interim, they desire to utilize the property as a parking facility to contribute to the substantial carrying cost.
6. Objection to the granting of this appeal was registered at the public hearing.
7. Mrs. Harriet Hubbard opposed the subject application.

OPINION:

We are of the opinion that the establishment and continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

ORDERED: That the above application be GRANTED for two (2) years 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 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.

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: 5-0

HEARING DATE: October 16, 1974
DECISION DATE: October 25, 1974

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: **NOV 19 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.