

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11674, of George Washington University, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to establish a parking lot, as provided by Section 3101.46 at 811 & 813 21st Street, N. W., Lots 48 & 819, Square 101.

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

FINDINGS OF FACT:

1. The subject lots are located in an R-5-C zone and are included in the George Washington University Master Campus Plan.

2. The Campus Plan approved by the Board, stipulated 2800 to 3,000 parking spaces. The University is currently at the level of 2800 parking spaces which does not meet their needs.

3. Mr. Charles Deale, Vice-President of George Washington University testified and the Board finds that Metro will not release 122 parking spaces back to the University this summer; therefore, in the fall term only 2,462 spaces will be available.

4. The subject lots are occupied by residential structures. The university proposes to demolish these structures and replace them with a parking lot.

5. Fifteen (15) spaces can be provided for use by faculty and staff.

6. Access to the lot is off of the alley, the lot has no entrance on 21st Street.

7. Mr. Deale further testified that the lot will be controlled by parking decals, lot numbers, signs, university police, as well as the Metropolitan Police Department.

8. Mr. Deale, requested that vendor's vehicles and service vehicles that are performing maintenance at the university or pickup trucks belonging to students, not be prohibited from using the lot. In past Orders of the Board this restriction has been placed upon the university.

9. The Office of Planning and Management staff recommended approval for three (3) years.

10. The Department of Highways & Traffic offered no objection to this application.

11. No opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

The Board finds that establishment of this lot will not create any dangerous or otherwise objectionable traffic conditions and that the present character and future development of the neighborhood will not be affected.

ORDERED:

That the above application be, *Correct this should be 5 yrs.* **CONDITIONALLY GRANTED** for a period of five (5) years, allowing maintenance and service vehicles to be parked on this parking lot up to 1 1/2 tons in weight.

VOTE: 3-0 (Lilla Burt Cummings, Esq., and Samuel Scrivener, Jr., abstaining because they did not hear the case.)

This Order will be 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 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 plans shall be maintained in a healthy growing condition and in a neat and orderly appearance and 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.

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

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **AUG 29 1974**
AUG 29 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.