

Before the Board of Zoning Adjustment, D. C.

Application No. 11700, of the Riggs National Bank of Washington, D. C., pursuant to Section 8207.2 of the Zoning Regulations for a special exception to continue the operation of a parking lot, as provided by Section 3101.48, at 3901-03 Warren Street, N. W., lots 6 and 7, Square 1784.

HEARING DATE: August 21, 1974

EXECUTIVE SESSION: August 27, 1974

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is currently used as an automobile parking lot which is an ancillary to the Friendship Branch of The Riggs National Bank located at Wisconsin Avenue and Warren Street, N. W., under Certificate of Occupancy No. B71784.
3. Appellant proposes to continue the auto parking lot for an indefinite time.
4. No objection to the granting of this appeal was registered at the public hearing.
5. The Department of Highways and Traffic offers no objection to the granting of this appeal.

CONCLUSIONS OF LAW:

We are of the opinion that the continuance of this parking facility will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the Certificate of Occupancy shall not issue until the conditions hereinafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of 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 drive 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 structures are 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.

ORDERED:

That the above application be CONDITIONALLY GRANTED for a period of 5 years.

VOTE: 4-0 (Lilla Burt Cummings, Esquire abstaining because she did not hear the case.)

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

ATTESTED BY:



JAMES E. MILLER,
Secretary to the Board

FINAL DATE OR ORDER: SEP 11 1974 SEP 11 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.