

Before the Board of Zoning Adjustment, D. C.

Application No. 11715 of the Fourth Church of Christ Scientist pursuant to Section 8207.2 of the Zoning Regulations for permission to continue the operation of a parking lot as provided by Section 3104.44 of the Regulations in the R-5-B zone located at 1511 Oak Street, N. W., and 3518 Center Street, N. W., Lots 13, 14, and 15, Square 2686.

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

FINDINGS OF FACT:

1. The subject property is used as accessory parking for the applicant and has existed for approximately 10 years.
2. The Office of Planning and Management reported that the subject property is in compliance with the Board's previous Order No. 10082, which granted use of the subject property as a parking lot.
3. No opposition was registered at Public Hearing to this application.
4. This parking lot is reasonably necessary and convenient to the church use to which it is accessory.

CONCLUSIONS OF LAW:

Based upon the above findings and the record, the Board is of the opinion that the parking lot in question is not objectionable to the neighborhood, and is necessary to the church to which it is accessory. The Board concludes that this special exception, if granted, will be in harmony with the meaning and intent of the Zoning Regulations.

ORDERED: That the above application be GRANTED for 5 years 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 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

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

ATTESTED BY:



JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: **DEC 17 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.