

Before the Board of Zoning Adjustment, D. C.

Application No. 11806, of the United National Bank of Washington, pursuant to Section 8207.2 of the zoning Regulations for a special exception to permit accessory parking for the bank 35 feet into the R-5-B zone as provided by Section 7514.12 of the regulations at the premises 1400 Montana Avenue, N. E., Lot 1, Square 4023.

HEARING DATE: November 20, 1974

DECISION DATE: January 6, 1975

FINDINGS OF FACT:

1. The subject property is located on a triangle surrounded on all sides by public thoroughfares.
2. The principle use to which the proposed parking lot would be accessory is also located within this triangle.
3. The proposed accessory parking, if granted would provide a buffer of 65 feet of green space between the parking lot and the sidewalk which is located directly across from residential dwellings.
4. No opposition was registered to this application at the Public Hearing.
5. The applicant has submitted a landscaping plan for the buffer zone which would result after the parking lot is created.

CONCLUSIONS OF LAW AND OPINION:

Based upon the above findings of fact and the record, the Board concludes that the applicant has complied with the requirements of Section 7514.12 of the regulations and that the proposed use will not adversely affect nearby or adjacent property or impair the meaning and intent of the Zoning Regulations if granted.

ORDERED:

That the above application be GRANTED, subject to the conditions that applicant landscape the subject property consistent with Exhibit Plan A of record and provide a water tap on the subject site to insure that applicant is able to maintain the green space located in the 65 foot buffer.

This lot is subject to the following conditions:

- a. Permit shall be issued 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.

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VOTE:

3-0 (Mr. Klauber did not hear case, Lilla Burt Cummings
abstaining)

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

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: JAN 10 1975

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.

JEM:cy