

Before the Board of Zoning Adjustment, D. C.

Application No. 11831 of Memorial Evangelical Lutheran Church pursuant to Section 8207.2 of the Zoning Regulations, for permission to continue a commercial auto parking lot in conjunction with a church use, for a period of five (5) years, as provided by Section 4101.41 of the regulations at the premises 1307 - 14th Street, N. W. in the SP zone, known as lots 803, 804, 805, and part of 81, 800, 801, 835, 82, 83, 84, 85 81, in Square 800.

HEARING DATE: January 15, 1975

DECISION DATE: January 21, 1975

FINDINGS OF FACT:

1. The applicant proposes to continue the use of the subject property as commercial lot to use by the applicant for church related activities, and operated by Parking Management, Inc. as a commercial parking lot during other times.

2. No opposition was raised at the public hearing of this application

3. The Board finds that the proposed parking lot use is necessary and convenient to the neighborhood in which it is located.

4. The Department of Highways and Traffic offered no objections to the subject application in their report filed in the record on November 29, 1974.

OPINION

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable 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.

CONCLUSIONS OF LAW:

Based upon the above findings and the record, the Board concludes that the requested relief is in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and Maps.

ORDERED: That the above application be GRANTED for a period of five (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: 4-1 (Lilla Burt Cummings, Esq. dissenting on basis that case should be granted for two (2) years only.)

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: **APR 01 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.