

Before the Board of Zoning Adjustment, D. C.

Application No. 11832 of Charles E. Smith Co., and Kingdom Gould, Jr., pursuant to Section 8207.2 of the Zoning Regulations, for a special exception as provided by Section 3104.44 of the Regulations, to permit a parking lot in the R-5-D zone at the premises 2020 F Street, N.W., Lot 835, Sq. 104.

HEARING DATE: February 19, 1975
DECISION DATE: February 25, 1975

FINDINGS OF FACT:

1. This parking facility was originally approved by this Board in July of 1960 by Order No. 10250 and has been in operation continuously since that time.
2. This parking facility is located within an existing garage in the building and has about 20 spaces in excess of the Zoning Regulation requirements.
3. The Department of Traffic offers no objection to the granting of this appeal.
4. There was no objection to the granting of this appeal registered at the public hearing.
5. The Board finds that no dangerous or otherwise objectionable traffic conditions have resulted from the operation of this parking area and that the present character and future development of the neighborhood has not been affected adversely. The Board further finds that this parking garage is reasonably necessary and convenient to other uses in the vicinity.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, and the record, the Board concludes, that the continued use of the subject property will not adversely affect the use of nearby and adjoining property, and that the use in question is in harmony with the 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.
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c. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

d. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

e. 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.

f. 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.

g. 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.

Appellant shall continue to give the tenants of this apartment house first choice on all of the parking spaces.

VOTE: 4-1 (Lilla Burt Cummings, Esq. dissenting, that permit should be for two (2) years only).

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

ATTESTED BY:


JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: 6/12/75

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.