

Before the Board of Zoning Adjustment, D. C.

Application No. 11957, of the George Washington University, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit the continuation of parking lots and a University Supply Center, as provided by Section 3101.46 of the Regulations in the R-5-C and C-3-B Zones at the following locations: rear of 2019-2025 H Street, N. W., known as Lot 53, Square 101; 2036-2038 I Street, N. W., and 817-823 21st Street, N. W., known as Lot 849, Square 101; 2003-2011 H Street, N. W. and 800-810 20th Street, N. W., known as Lot 844, Square 101; and 2027-2033 H Street, N. W., known as Lot 850, Square 101.

HEARING DATE: July 16, 1975  
DECISION DATE: August 6, 1975

FINDINGS OF FACT:

1. Applicant proposes to continue use of parking lots and a University Supply Center originally approved in previous Board orders. The subject properties are located in the R-5-C and C-3-B Zones.

2. The proposed uses are interim uses under the approved Campus Master Plan. Said Plan requires 2,800 to 3,000 parking spaces and Applicant is able to provide approximately 2,800 spaces including the subject parking lots to accommodate staff, students and faculty.

3. Applicant proposes to continue the uses previously approved in the following B.Z.A. Orders:

a) 2036-2038 I Street, N. W., formerly known as Lots 840, 842, Square 101, was approved in B.Z.A. Order No. 10466. Certificate of Occupancy B75470 expired August 28, 1975.

b) 817-823 21st Street, N. W., formerly known as Lots 821, 822, 823, Square 101, was approved in B.Z.A. Orders No. 10466, 10533 and 10841. Certificate of Occupancy B75470 expired August 28, 1975 and Certificate of Occupancy B80277 will expire November 19, 1976.

c) 2003-2011 H Street, N. W., formerly known as Lots 55, 56, Square 101, was approved in B.Z.A. Order No. 10466. Certificate of Occupancy B75471 expired August 28, 1975.

d) 800-810 20th Street, N. W., formerly known as Lots 800, 806, Square 101, was approved in B.Z.A. Order No. 10466. Certificate of Occupancy B75471 expired August 28, 1975.

e) 2027-2033 H Street, N. W., formerly known as Lots 54, 813, 814, 815, Square 101, was approved in B.Z.A. Orders No. 10466, and 10948. Certificate of Occupancy B75472 expired August 28, 1975 and Certificate of Occupancy B85786 will expire March 21, 1978.

4. Applicant also proposes to continue the use of the University Supply Center located at the rear of 20192025 H Street, N. W., also known as Lot 53, Square 101. The use was previously approved in B.Z.A. Order No. 10466 wherein the property was designated as the rear of 2027 H Street, N. W., also known as Lot 53, Square 101. Certificate of Occupancy B75473 was issued March 14, 1971 for use of the first (1st) and second (2nd) floors of the structure as a University Supply Center.

5. The staff report of the Zoning Services Division of the Municipal Planning Office dated July 11, 1975 and subsequent testimony at public hearing recommended approval of the application. The testimony and report stated that access to the Supply Center is convenient through an alley and the parking lots help to achieve the total number of parking spaces required under the Campus Master Plan. Conditions in the area are reported to be substantially unchanged for the past five (5) years and neither the parking lot uses nor the Supply Center have any objectionable or adverse effect upon the neighboring properties.

6. The National Capital Planning Commission in its written report dated June 13, 1975 recommended approval of the application based upon the following:

a) That the uses are consistent with the University Campus Plan and are not objectionable because of noise, traffic, number of students or other objectionable conditions.

b) That such uses are not inconsistent with the Comprehensive Plan of the National Capital Planning Commission.

7. The Department of Highways and Traffic in its written report dated May 29, 1975 offered no objection to the application.

#### CONCLUSIONS OF LAW:

Based upon the above findings of fact and the evidence of record the Board finds that the continuation of the parking lot uses and University Supply Center are not objectionable to neighboring property and are consistent with the Campus Master Plan previously approved by this Board. The continuance of the proposed uses is in harmony with the general purpose and intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.

ORDER:

It is hereby ordered that the application for continued use of the University Supply Center be GRANTED and application for continued use of the subject parking lots be GRANTED CONDITIONALLY for three (3) years as follows:

- a) Permit shall issue for a period of three (3) years, but shall be subject to renewal within discretion of the Board upon the filing of a new application 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 any accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.
- i) Maintenance and service vehicles up to 1½ tons in weight, recreational vehicles and pick-up trucks of students, faculty and staff, provided they are no larger than the normal size of parking spaces (9' X 19') shall be permitted to park on the subject property.
- j) This Order shall supercede any prior Board orders regarding the subject property which are still effective.

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VOTE: 4-0 (Lilla Burt Cummings, Esq. not voting after not having heard  
the case).

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: *10/3/75*

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.