

Before the Board of Zoning Adjustment, D. C.

Application No. 11969, of American Federal Savings and Loan Association, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit a parking lot in the R-4 Zone, as provided by Section 3104.44 of the regulations, at the premises (rear of) 211 - 215 3rd Street, S. E., Lot 828, Square 762.

HEARING DATE: August 26, 1975

DECISION DATE: September 5, 1975

FINDINGS OF FACT:

1. Applicant proposes to continue use of a parking lot previously approved in BZA Order No. 10450. The Certificate of Occupancy (B-75515) expired August 24, 1975.

2. The parking lot serves the employees of American Federal Savings and Loan Association located approximately two (2) blocks away and contains a total of eight (8) parking spaces. Access to the lot is from the alley of 3rd Street, S. E.

3. A written report from the Department of Highways and Traffic dated, June 4, 1975 offered no objection to the application.

4. The written report of the Zoning Services Division of the Municipal Planning Office dated, August 7, 1975 and subsequent testimony at public hearing recommended approval of the application based upon applicant's compliance with BZA Order No. 10450 and Section 3104.44 of the regulations. The report further stated the following observations pursuant to a field inspection: the provisions of Article 74 of the regulations are complied with; no commercial advertising signs are located on the premises; the parking lot is bordered on the north, south and west by other parking uses and the rear of an apartment building to the south and the east side abuts the rear yards of townhouses facing 3rd Street, S. E.

5. A letter from Capitol Hill Restoration Society, Inc. dated August 20, 1975 and subsequent testimony at public



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 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. Landscaping plans must be approved by the Department of Highways and Traffic.

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.

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: 3-0-0 (Mr. Scrivener and Lilla Burt Cummings, Esq., not voting, not having heard the case).

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

ATTESTED By:



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER:

11/13/75

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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.