

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12062 of the George Washington University, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit the continued use of a parking lot as provided by Section 3101.46 of the regulations in the R-5-C zone, at the premises 2037 H Street, N.W., (Square 101, Lot 817).

HEARING DATE: April 21, 1976

DECISION DATE: May 3, 1976

FINDINGS OF FACT:

1. The property is located in an R-5-C District.
2. The property is currently being used as a parking lot, pursuant to BZA Order No. 11114. Certificate of Occupancy No. B-85787 was issued on September 10, 1973, to cover this use.
3. The previous approval of the Board restricted the use of the lot to "private automobiles of students and faculty only". The University has been using this lot for the parking of motorcycles and motor scooter for approximately one (1) year.
4. The University requests permission to use the lot for parking of a maximum of 25 motorcycles and motor scooters for student and faculty.
5. The property is within the area for which the BZA has approved a campus plan for the University. That plan proposes that a Fine Arts Center be built in the northwest quarter of the subject square. This building will not be built for at least five to ten years.
6. The National Capital Planning Commission, by report dated February 5, 1976, indicated to the Board that the use is a university related function and would not be objectionable because of noise, traffic or numbers of students, that such use would not be inconsistent with the Comprehensive Plan for the National Capital and that such temporary use would be consistent with the University Campus Plan recommended by the Commission and approved by the Board of Zoning Adjustment.
7. The Department of Transportation, by report dated March 12, 1976 recommended that the application be granted as it would tend to reduce automobile travel in the District of Columbia.

8. The Municipal Planning Office, reported to the Board at the public hearing that the lot was in compliance with the conditions of the Board's previous Order.

9. There was objection to the granting of the application, on the grounds that the Board was encouraging the University to acquire property in the area. The Board finds there was no specific objection to the particular parking lot.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the requested parking lot is consistent with the approved campus plan for the University. The Board concludes that the proposed use has not been and will not be objectionable because of noise, traffic or number of students. The Board concludes that the proposed use is a valid University function, and as an interim use, may be permitted under the Zoning Regulations. IT IS THEREFORE ORDERED THAT THE APPLICATION BE, GRANTED, subject to the following conditions:

1. Approval shall be for a period of five (5) years
2. The parking lot shall be limited to use by motorcycle and bicycles.
3. The applicant shall continue to comply with the conditions of Order No. 11114.

VOTE: 4-0 (Leonard L. McCants, Ruby B. McZier, William F. McIntosh and William S. Harps to GRANT, Lilla Burt Cummings not voting, not having heard the case).

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

ATTESTED BY: \_\_\_\_\_



STEVEN E. SHER

Acting Secretary to the Board

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.

FINAL DATE OF THIS ORDER: \_\_\_\_\_

**JUN 4 1976**