

Before the Board of Zoning Adjustment, D. C.

Application No. 12072 of Colonial Parking, Inc., pursuant to sub-section 8207.2 of the Zoning Regulations, for a special exception under paragraph 4101.41 to continue the use of a parking lot in the SP District at the premises 1914-1918 "N" Street, N. W. (Square 116, Lot 831).

HEARING DATE: February 18, 1976

DECISION DATE: February 18, 1976 (from the Bench)

FINDINGS OF FACT:

1. The property is located in an SP District.
2. The subject parking lot was approved by the Board of Zoning Adjustment in Case No. 10356, and Certificate of Occupancy No. B-76172 was issued on October 30, 1970.
3. The lot is operated in conjunction with another parking lot located to the east along "N" Street.
4. The lot is marked out for twenty spaces. With attendant parking, it would be possible to fit approximately 30 to 35 cars on the lot.
5. The lot does have attendant parking.
6. The applicant indicated that the property is being considered for development as an office building.
7. The Municipal Planning Office, by report dated February 13, 1976, indicated that the lot is operating generally in compliance with the Board's previous order, that the area is not adversely affected and recommended that the application be approved.
8. The North Dupont Community Association and the Dupont Circle Citizens Association opposed the parking lot, but also stated that, in view of the fact that future development was contemplated, a one year extension of the lot would be approved by the organizations.

CONCLUSIONS OF LAW AND OPINION:

Based upon the current operation and the report of MPO, the Board concludes that the parking lot has not and will not become objectionable to adjoining or nearby property because of noise traffic or other conditions. The Board also concludes that the present character and future development of the area will not be adversely affected. It is therefore ordered that the application be GRANTED subject to the following CONDITIONS:

1. The approval shall last for a period of two (2) years.
2. The applicant shall comply with all the conditions of BZA Order No. 10356.

VOTE:

4-0 (Leonard L. McCants, William F. McIntosh, Ruby B. McZier and William S. Harps to grant, Lilla Burt Cummings, Esq. not present not voting).

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

ATTESTED By:



STEVEN E. SHER
Acting Secretary to the Board

FINAL DATE OF ORDER: MAR 10 1976

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.