

Before the Board of Zoning Adjustment, D. C.

Application No. 12145, of the Methodist Corporation, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under paragraph 3104.44 to continue the use of a parking lot for five years at the premises 3501 Nebraska Avenue, N. W. (Square 160, Lot 803).

HEARING DATE: June 16, 1976

DECISION DATE: June 16, 1976 (From the Bench)

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District.
2. The applicant proposes to continue use of subject property as a parking lot.
3. The subject property has operated as a parking lot for sixteen (16) years by order of this Board.
4. The subject property is under contract for sale by American University to the Methodist Home as of July 1, 1976, who plans to continue present use of a parking lot.
5. The Municipal Planning Office and ANC 3B recommended approval of this application.
6. There was no opposition registered at the public hearing.

CONCLUSIONS OF LAW AND OPINION:

Based upon the foregoing Findings of Fact, the Board is of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected.

It is Therefore ORDERED:

That the above application be GRANTED for a period of TWO YEARS, subject to renewal at discretion of the Board.

That the application is approved subject to conditions of the Board's previous order 10573, dated February 26, 1971 (a copy of which is attached).

VOTE:

3-0 (Lilla Burt Cummings, Esq., Ruby B. McZier and William F. McIntosh to grant, William S. Harps, Leonard L. McCants not voting, not having heard the case.)

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

ATTESTED BY:



ARTHUR B. HATTON

Executive Secretary

FINAL DATE OF ORDER:

*July 28, 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.