BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12150 of Jerome Golub for permission to establish and continue parking lot use for five (5) years. The property is in the SP District, at premises 920-928 "N" Street, N.W., Square 369, in ANC 2C. It is proposed to continue the previously approved parking on Lots 6, 862, 861, 834, 821, 822, 823, 830, 831, 28, 29 and 833, and to establish parking on Lots 865, 866, 829 and 833. The applicant seeks, pursuant to Sub-section 8207.2 of the Zoning Regulations, a special exception under Sub-section 4101.41.

HEARING DATES: September 21, 1976 & March 22, 1977
DECISION DATE: April 6, 1977

FINDINGS OF FACT:

1. The subject property is located in the SP zone district, at 920-928 N Street, N.W., Square 369.

2. Parking on Lots 6, 862, 861, 834, 821, 822, 823, 830, 831, 29 and 833 was previously approved by this Board's Order No. 11323 dated July 26, 1973. This application, originally filed only for continuation of parking on the above listed lots, was amended to include continuation of all of the previously approved Lots and the estahlishment of parking on Lots 865, 866, 829 and 853, all in Square 369.

3. The subject property is partially vacant and unimproved. Two of the established lots are alley lots, and the other three are located surrounding a delapidated apartment building in the center of the applicant's property.

4. The applicant testified that this is an interim use, and barring economic setbacks, felt that this property could be developed in approximately five (5) years.

5. There was opposition to the granting of this application, because of unsightly trash accumulation, increased commuters, and the general undesirability of a parking lot.

CONCLUSIONS OF LAW AND OPINION

The Board is of the opinion that the establishment and continuation of the proposed parking lots will not create any dangerous or otherwise objectionable traffic conditions. The Board concludes that the present character and future development of the neighborhood will not be adversely affected. It is ORDERED that this application is hereby GRANTED for a period of one (1) year subject to the following CONDITIONS:

a. Permit shall issue for a period of one (1) year but shall be subject to renewal in the discretion of the Board upon filing of a new application in the manner prescribed by the Zoning Regulations.

b. All area 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 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: 4-0(Ruby B. McZier, Esq., William F. McIntosh, Lilla Burt Cummings, Esq., and Leonard L. McCants, Esq.).

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

ATTESTED BY: _____
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 7 JUL 1977

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT US FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.