

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No, 12151, of Wardstone Realty Corporation, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under paragraph 4101.41 to provide the continued use of a parking lot in the SP District at the premises 1231 - 13th Street, N. W., Square 281, Lot 48.

HEARING DATE: November 17, 1976 (Granted from Bench)
DECISION DATE: November 17, 1976

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. 10547, and certificate of occupancy No. B-77262.
3. The applicant indicated that the property is being considered for future development as an apartment buildings.
4. The lot is marked for approximately eighty (80) spaces, with a parking attendant on duty during hours of operation.
5. The Municipal Planning Office, by report dated June 14, 1976, indicated that the lot operating generally in compliance with the Board's previous Order (10547), that the area is not adversely affected and recommended that the application be, GRANTED.
6. The Department of Transportation, by report dated May 4, 1976, also indicated general compliance with the Board's previous Order (10547) and recommended approval with the condition that the applicant take steps to encourage higher vehicle occupancy.
7. There was no opposition at the public hearing of this application.

CONCLUSION OF LAW AND OPINION:

Based upon the foregoing findings of facts, 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 three (3) years.
2. The applicant shall comply with all conditions of BZA Order No. 10356.

VOTE: 4-0 (William F. McIntosh, Leonard L. McCants, Esq., William S. Harps, Theodore F. Mariani to GRANT, Lilla Burt Cummings, Esq., not present, not voting).

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

ATTESTED BY: 
ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: December 2, 1976

THAT THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS 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.