

Before the Board of Zoning Adjustment, D. C.

Application No. 12155 of the Prince Hall Affiliation, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Sub-section 3104.44 to permit the establishment of a private parking lot in the R-4 District at premises 1011 T Street, N. W., Lot 4, Square 333, ANC No. 1B.

HEARING DATE: September 21, 1976

DECISION DATE: September 21, 1976 (from Bench)

FINDINGS OF FACT:

1. The Subject property is located in the R-4 District.
2. Surrounding land uses include row dwellings, commercial and institutional uses, buildings along U Street, T Street, and 11th Street, N. W. The lot on which the parking lot is proposed is bordered on two sides by residential buildings and to the rear by a public alley
3. The proposed parking lot is immediately to the north of the Prince Hall Grand Lodge building located at 10th & U Streets, N. W.
4. The parking area is leased by the Most Worshipful Prince Hall Grand Lodge.
5. The parking lot will be used by the members of the lodge after six in the evening. During the hours of 8:00 a.m. until 6:00 p.m. the lot will be used by the tenants of the lodge building.
6. The Department of Transportation, the Municipal Planning Office and the Metropolitan Police Department approved the establishment of this private parking lot.
7. The use is a private use tied to the main building, the Grand Lodge Building.

CONCLUSIONS OF LAW:

The Board concludes that the establishment of this parking lot use will create no dangerous or otherwise objectionable traffic conditions and the present character and future development of the neighborhood will not be affected adversely.

Accordingly it is ORDERED that the application be GRANTED for a period of five (5) years on the following conditions:

a. Permit shall issue for a period of five (5) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking area 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 use 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.

VOTE:

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

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The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms of conditions of the Order have been violated.

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

ATTESTED By:



ARTHUR B. HATTON

Executive Director

FINAL DATE OF ORDER:

November 8, 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.