

Before the Board of Zoning Adjustment, D. C.

Application No. 12197, of American Federation of Government Employees, pursuant to Section 8207.2 of the Zoning Regulations for a special exception under Sub-section 4101.41 for permission to continue the operation of a parking lot for two years in the SP District at 1008-1014 Massachusetts Avenue, N. W., Lots 16, 806, 807, 808 and 12, Square 342.

HEARING DATE: September 21, 1976

DECISION DATE: September 21, 1976 (from Bench)

FINDINGS OF FACT:

1. The lots are located in a SP District. The property is surrounded by 11th Street, L Street, and on two sides by a public alley.
2. Applicant wishes to continue the use as a parking lot for use by its employees for two years.
3. The parking lot has operated at this location for the past eight years. The lot is leased to the Diplomat Parking Corporation.
4. The Municipal Planning Office, by report dated August 13, 1976, recommended approval of this application subject to the repair of a brick wall along 11th & L Streets, N. W.
5. Applicant has no immediate plans to develop the property.
6. No opposition was raised at the public hearing.

CONCLUSIONS OF LAW:

The Board concludes that the use is so located and all facilities thereof are so designed that they are not likely to become objectionable to adjoining and nearby property because of noise, traffic or other objectionable conditions and the present character and future development of the neighborhood will not be affected adversely by the use.

Accordingly, it is ORDERED the above application be GRANTED for one (1) year and upon the following conditions:

a. Permit shall be issued for a period of one (1) year 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 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. The brick wall along 11th and L Streets shall be repaired.

i. No permit will be issued until the wall is repaired.

VOTE:

4-1 (Leonard L. McCants, Esq., William F. McIntosh, Ruby B. McZier, Esq. and William S. Harps to grant; Lilla Burt Cummings to deny).

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

ATTESTED BY:



ARTHUR B. HATTON

Executive Director

FINAL DATE OF ORDER:

November 4, 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.