

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12227 of the D.C. Department of General Services, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception under Section 4101.41 in a SP District to continue the operation of a parking lot at 1301-1311 N Street, N.W., Lot 826, Square 243 (ANC No. 2C).

HEARING DATE: November 23, 1976  
DECISION DATE: November 30, 1976

FINDINGS OF FACT:

1. The property is located in a SP District.
2. The Board previously approved the use of the subject lots for parking in application No. 9883.
3. The lot provides parking for adjacent small businesses, apartment buildings, and office buildings.
4. The parking lot is maintained free of debris, refuse and potholes.
5. The property is owned by the District of Columbia and is leased to Colonial Parking, Inc., as an interim use.
6. On June 24, 1976, the comments of the D.C. Department of Transportation were requested. No comments, adverse or otherwise, were submitted.
7. The D.C. Municipal Planning Office has recommended approval of the application.
8. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION

The Board concludes that the parking lot is reasonably convenient to the small business, apartment building and office buildings adjacent to the site. The Board concludes that the use has not resulted in any dangerous or objectionable traffic conditions, and will likely not so result in

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the future. The Board concludes that the present character and future development of the neighborhood will not be adversely effected. It is therefore Ordered that this application be GRANTED subject to the following conditions:

- (1) The applicant shall comply with all provisions of article 74.
- (2) No commercial advertising signs shall be permitted.
- (3) The approval shall last for a period of three (3) years.

VOTE OF : 3-1 (William F. McIntosh, Leonard L. McCants, Esq., and Theodore Mariani) Lilla Bert Cummings, Esq., voting to Deny.

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

ATTESTED BY:

  
ARTHUR B. HATTON  
Executive Secretary

FINAL DATE OF ORDER: 3-21-77

THIS 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 ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.