

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12234 of 2029 Connecticut Avenue, N.W., Inc. for a special exception to continue the operation of a parking lot serving the apartment house at 2029 Connecticut Avenue, N.W., located at 2016 Wyoming Avenue, N.W. (Square 2536, Lot 224.)

HEARING DATE: January 19, 1977

DECISION DATE: Granted from Bench, January 19, 1977

FINDINGS OF FACT:

1. The subject property is located in an R-5-B district.
2. The subject property is presently improved as a parking lot. This parking lot serves exclusively the tenants and guests of the apartment house located at 2029 Connecticut Avenue, N.W., which is adjacent to the parking lot.
3. This Board last granted permission to continue this parking lot in BZA Appeal No. 10856, wherein the parking lot was permitted to continue for a period of five (5) years. The subject property was before the Board in BZA Appeal Nos. 8108, 5896 and 4646. All of the above appeals were granted.
4. The applicant has complied with the conditions set forth in the Board's previous Order No. 10856 and with the requirements of the Article 74 of the Zoning Regulations.
5. The subject parking lot was inspected by both the Municipal Planning Office and the Department of Transportation. Both agencies recommended approval of the subject application.
6. There was no opposition registered at the public hearing to the granting of this application.

CONCLUSIONS OF LAW AND OPINION

The Board concludes that the parking lot is reasonably convenient to the tenants and guests of the 2022 Connecticut Avenue Apartment House located immediately 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 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 five (5) years.

VOTE OF : 3-0 (William F. McIntosh, Richard L. Stanton,
Leonard McCants, Esquire.)

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

ATTESTED BY:



Arthur B. Hatton
Secretary to the Board

FINAL DATE OF ORDER: 4-20-77

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.