

Before the Board of Zoning Adjustment, D. C.

Application No. 12236 of George Washington University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Section 3104.44 in the R-5-C and R-5-D Districts for the continuation of a parking lot at 906 - 23rd Street, N.W., Lot 840, Square 40.

HEARING DATE: November 23, 1976

DECISION DATE: December 21, 1976

FINDINGS OF FACT:

1. The subject property is located in two zoned districts. The Western portion of the property is zoned R-5-D and the Eastern portion is zoned R-5-C.

2. The property is presently used as a parking lot pursuant to previous Order 10840 of this Board, dated November 18, 1971. This lot provides parking for hospital faculty, staff and hospital visitors.

3. The Municipal Planning Office, by report dated October 15, 1976, recommended approval of this application, under the same provisions of the Board's previous Order 10840.

4. The University Campus Plan as approved by the Board, contains a provision for approximately 3,000 parking spaces. The subject application a request for continuance of 256 spaces, help meet this provision of the campus plan.

5. The parking lot is an interim use, and helps meet the present parking demand of the University.

6. There was no opposition to the granting of this application evinced at the public hearing.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the continuation of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected and that the lot is reasonably necessary and convenient to other uses in the vicinity. It is therefore ORDERED that this application is GRANTED for FIVE (5) YEARS subject to the following CONDITIONS:

a. That this application is granted based on the applicant's Landscaping Plan dated December 3, 1976; landscaping plan for 23rd street to be equally afforded to New Hampshire Avenue side and all parked vehicles must be capable of fitting into a 9' x 19' parking space.

b. 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.

c. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all weather impervious surface.

d. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

e. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

f. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

g. 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.

h. 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 structures are otherwise permitted in the zoning district in which the parking lot is located.

i. Any lighting used 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.

j. All lighting used to illuminate the lot shall be flood lights with glass globes designed to diffuse the light and to reduce the glare.

k. All lights on the Northern end of the lot shall be turned out at 9:30 p.m.

l. The lights on the parking attendant's booth shall be so arranged that all direct rays of light are confined to the site.

VOTE:

3-0 (Theodore Mariani, William F. McIntosh and Leonard L. McCants, Esq.)

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

ATTESTED By: 
ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: 2-28-77

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.