

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12263 of Norair Realty Company, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to continue a parking lot as provided by paragraph 3104.44 of the regulations in the R-5-B district at the premises 1123 and 1124 23rd Street, N.W. (Square 51, Lots 61 and 36.)

HEARING DATE: December 15, 1976

DECISION DATE: December 21, 1976

FINDINGS OF FACT:

1. The property is located in a R-5-B district.
2. The application is to establish a special exception. The two lots are to be combined with the previously approved lots in Application No. 11336.
3. The Certificate of Occupancy issued under Application No. 11336 will expire on October 19, 1978.
4. The lot is utilized by area residents, patrons of nearby commercial establishments and commuters.
5. The curb in the public space on 23rd Street, N.W., has been damaged by automobile traffic and no wheel stops or curbs have been installed.
6. The lines marking off parking areas on the lot abutting 22nd Street, N.W. extend into the public space.
7. The D.C. Municipal Planning Office recommends approval of the application subject to correction of the conditions in Findings 5 and 6 above, and consolidation of the exception with the exceptions granted under Application No. 11336.

CONCLUSIONS OF LAW AND OPINION

The Board concludes that the parking lot is reasonably convenient to the residential apartments and commercial facilities located in the immediate vicinity of 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 until October 19, 1978 to coincide with Application No. 11336 and 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) Wheel stops shall be provided to protect the public space along 22nd and 23rd Streets, N.W.
- (4) The lines marking off parking spaces shall be corrected so that parked cars will not extend into public space.

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

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.