

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12272 of Baltic Investment, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Sub-section 3104.44 in order to continue the operation of a parking lot in the R-5-D District at 1337-43 15th Street, N.W. (Lots 812-816, 42, 43, 118 and 119, Square 210.)

HEARING DATE: January 25, 1977

DECISION DATE: January 25, 1977

FINDINGS OF FACT:

1. The property is located in the R-5-D district and is surrounded by streets and alleys with the exception of the southeast corner where it abuts a four story townhouse.

2. The property is currently being utilized as a parking lot pursuant to BZA Order No. 10823.

3. The parking lot is immediately adjacent to a Holiday Inn, a Best Western Motel, Grace Reform Church, whose parishioners are permitted to use the lot evenings and Sundays without charge in exchange for the sexton's services in cleaning and mowing the lot, the International School of Law, and various retail commercial establishments along 15th and P Streets, N.W. Patrons, students and parishioners utilize the parking lot although its primary users are commuters.

4. Public opposition was voiced on the grounds that the property should be developed. The owner, however, is unable to place financing for development given the current conditions in the housing market.

5. The Department of Transportation did not oppose the application but recommended that the application be granted for a period of no more than one year due to the property's close proximity to a Metro Station. The Department further recommended that all parking spaces be lined.

6. The D.C. Municipal Planning Office recommended that the application be granted for a period of no more than four years due to the proximity of the property to a Metro site. It further recommended that the operator be required to repair and install the anchor chain fence surrounding the lot.

CONCLUSIONS OF LAW AND OPINION:

The Board is of the opinion that the continuation of this parking facility will not create any dangerous or otherwise objectionable traffic conditions. The Board further concludes that the present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity. It is therefore ORDERED that this application is hereby GRANTED for a period of TWO (2) YEARS subject to the following conditions:

a. Permit shall issue for a period of TWO (2) YEARS but shall be subject to renewal at 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. All parking spaces or aisles shall be lined.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space. A 42' anchor chain fence shall be erected and maintained.

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.

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g. No other use shall be conducted from or upon the premises and no structure other than an attendants 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. 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.

Permit shall not be issued until all conditions of this order are met and complied with, and further, the Board reserves the right to direct revocation of the permit upon a proper showing that any terms or conditions of this order have been violated.

VOTE: 4-0 (Lilla Burt Cummings, Esq., Leonard L. McCants, Esq.,  
Richard L. Stanton and 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: 4-21-77

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.