

Before the Board of Zoning Adjustment, D. C.

Application No. 12285 of 1747 P Street, Associates, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under section 3104.44. Specifically the applicant seeks permission to continue the operation of a parking lot in the R-5-B District at 1747 P Street, N. W., Lots 58 and 843, Square 156.

HEARING DATE: January 25, 1977

DECISION DATE: January 25, 1977

FINDINGS OF FACT:

1. The subject property is located in an R-5-B zone district.
2. The property is presently operating as a parking facility pursuant to this Board's previous Order 10752, dated June 28, 1971.
3. The applicant proposes the continuation of a parking lot.
4. The Department of Transportation by report dated February 14, 1977, recommended a one-year approval of this application.
5. There was opposition registered at the public hearing of this application.

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. The Board further, is of the opinion 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 ONE (1) YEAR subject to the following CONDITIONS:

- a. Permit shall issue for a period of one (1) year 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.

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.

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

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.

g. 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.

h. Any lighting used to illuminate the parking lot for its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserved the right to direct revocation of the occupancy 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.,
William F. McIntosh, Richard L. Stanton)

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

ATTESTED By: Arthur B. Hatton
ARTHUR B. HATTON
Executive Secretary

FINAL DATE: 3-7-77