

Before the Board of Zoning Adjustment, D. C.

Application No. 12293 of Marson, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception from the strict application of Section 3101.48 (parking lot requirements). Specifically the applicant seeks permission to continue the operation of a parking lot in the R-3 District at the rear of 2324 Wisconsin Avenue, N.W., Lot 869, Square 1300.

HEARING DATE: January 25, 1977

DECISION DATE: January 25, 1977 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in an R-3 zone district.
2. The property is currently operating as a parking lot pursuant to this Board's previous Order 10896.
3. The applicant proposes the continuation of a parking lot for a period of five (5) years.
4. The Department of Transportation, by report dated October 7, 1976, recommended approval of this parking facility.
5. There was no 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 FIVE (5) YEARS subject to the following CONDITIONS:

- a. 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.

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 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.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

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

BZA No. 12293

Page 3

ATTESTED By:



ARTHUR B. HATTON

Executive Secretary

FINAL DATE: 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 IF FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.