

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12298 of Leonard R. Viner for permission to continue a parking lot. The property is in the R-4 District at 724 Morton Street, N.W., Square 2893, Lots 36 and 37; filed pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Paragraph 3104.44.

HEARING DATE: May 24, 1977

DECISION DATE: May 24, 1977 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in an R-4 District at 724-726 Morton Street, N.W.
2. The subject property is presently used as a parking facility pursuant to this Board's previous Order 10951, dated November 18, 1971. This use is covered by Certificate of Occupancy B-80678.
3. The applicant proposes the continuation of this parking facility.
4. This is a non-attended lot, used exclusively by employees, visitors and occupants of the Palace Laundry at 713 and 735 Lamont Street, N.W.
5. The proposed hours of operation are from 7:00 a.m. to 4:00 p.m.
6. The site is 6,413 square feet in area, and is enclosed by a barbed wire chain link fence approximately 9 feet in height. The site is surrounded by a mixture of commercial use and residential row houses.
7. The Department of Transportation by report dated February 18, 1977, recommended approval of this application.

8. The Municipal Planning Office by report dated April 15, 1977, recommended approval of this application.

9. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above findings of fact and the evidence of record, the Board is of the opinion that because of the proposed hours of operation, and its exclusive use by Palace Laundry, the continuance of this property as a parking facility will not create dangerous or otherwise objectionable traffic conditions. The Board concludes that the present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary 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 <sup>not</sup> 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.
- 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 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.

VOTE: 4-0 (Leonard L. McCants, Walter B. Lewis, William F. McIntosh, Charles R. Norris)

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

ATTESTED BY: \_\_\_\_\_

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: \_\_\_\_\_

26 AUG 1977

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.