

Before the Board of Zoning Adjustment, D. C.

Application No. 12322 of W. Laird Dunlop IV, et. al., pursuant to Sub-section 4101.41. Specifically the applicant requests a special exception to continue the operation of a parking lot in the SP District at 1450 N Street, N.W., Lots 25, 26, and 27, Square 212.

Hearing Date: February 22, 1977

Decision Date: March 8, 1977

FINDINGS OF FACT

1. The subject property is located in an SP Zone District.
2. The property is presently operating as a parking facility pursuant to this Board's previous Order 10831.
3. The applicant proposes the continuation of a parking lot.
4. The property is owned by W. Laird Dunlop IV, et. al., and is leased to Walker and Dunlop, Inc., for private use by its employees.
5. This parking facility is presently non-attended, and applicant proposes its continuation as such.
6. The Municipal Planning Office, by report dated February 18, 1977, recommended approval of this application.
7. There was no opposition to the granting of this application evinced at the public hearing.

CONCLUSIONS OF LAW AND OPINION

The Board concludes that the continued use of this parking lot is not likely to become objectionable to adjoining and nearby property. The Board is of the opinion that the present character or 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;

BZA Order 12322

- a. Permit shall issue for a period of TWO (2) 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 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.

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.

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

BZA Order 12322

ATTESTED: Arthur B. Hatton
ARTHUR B. HATTON
EXECUTIVE SECRETARY, BZA

FINAL DATE OF ORDER: 3-18-77

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 DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER