

Before the Board of Zoning Adjustment, D. C.

Application No. 12345, of United National Bank, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Sub-section 7613.12. The applicant wishes to continue accessory parking which extends 35 feet into the more restrictive district, to serve the bank on the same lot. The property is located in the R-5-A District at 1400 Montana Avenue, N. E., Lot 1, Square 4023.

HEARING DATE: March 22, 1977

DECISION DATE: April 6, 1977

FINDINGS OF FACT:

1. The subject property is located in an R-5-A Zone District.
2. This property is presently operating as a parking facility pursuant to this Board's previous Order 11806, dated January 10, 1975.
3. The applicant proposes the continuation of accessory parking on the subject premises.
4. The subject property is located on a triangle surrounded by public thoroughfares on all sides. The principle use to which the parking lot serves is also located within this triangle.
5. The Municipal Planning Office by report dated March 10, 1977 recommended a five (5) year approval of this application.
6. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW & OPINION:

Based upon the above Findings of Fact, the Board concludes that the subject accessory parking lot is necessary for the efficient operation of the United National Bank. The Board further is of the opinion that the applicant has complied with the requirements of Section 7613.12 of the Zoning Regulations and that the proposed use will not adversely affect nearby or adjacent property or impair the meaning and intent of the Zoning Regulations. It is therefore ORDERED that the above application is hereby GRANTED for a period of three (3) years subject to the following conditions: That applicant

has complied with specific condition of prior Order 11806 "that applicant landscape the subject property consistent with Exhibit Plan A of record and provide a water tap on the subject site to insure that applicant is able to maintain the green space located in the 65 foot buffer."

1. Permit shall be issued for a period of three (3) 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.

2. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all weather impervious surface.

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

4. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

5. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

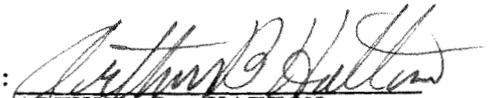
6. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

7. 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.

VOTE: 4-0 (Lilla Burt Cummings, Esq., Ruby B. McZier, Esq., William F. McIntosh and Leonard L. McCants, Esq.)

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

ATTESTED By:



ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER:

5-27-77

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.