

Before the Board of Zoning Adjustment, D. C.

Application No. 12386, of First Baptist Church for permission to continue a parking lot. The property is in the SP District at 1636 and 1618 "O" Street, N. W; Lots 29 and 852, Square 181; in ANC 2B. Filed pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Sub-section 4101.41.

HEARING DATE: April 20, 1977

DECISION DATE: May 17, 1977

FINDINGS OF FACT:

1. The subject property is located in an SP District.
2. This property is presently operating as a parking facility pursuant to this Board's previous Order No. 10958, dated February 14, 1972.
3. The applicant proposes the continuation of a parking facility.
4. This property is an attendant controlled facility.
5. The Department of Transportation by report dated April 20, 1977, recommended that this application be granted for a four (4) year period.
6. The Municipal Planning Office by report dated April 15, 1977, recommended that this application be approved for not more than four (4) years with conditions.
7. There was opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINIONS:

The Board is of the conclusion that the continuation of this parking facility 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 two (2) years subject to the following conditions:

- 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 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.

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

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

ATTESTED BY:

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 23 JUN 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.