

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12409 of Standard Properties, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception (Sub-section 3101.48) to continue the operation of a parking lot in the R-1-B District at premises 5510 MacArthur Boulevard, N.W., Square 1445, Lot 815 and part of 814.

HEARING DATE: May 24, 1977

DECISION DATE: May 24, 1977 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in an R-1-B and C-1 Zone Districts.
2. The subject property is currently operating as a parking facility pursuant to this Board's previous Order 10989, dated May 12, 1972.
3. The applicant proposes to continue the parking facility.
4. The property is split zoned (C-1 and R-1-B) with an office building on the commercial side.
5. Spaces are marked-off for fourteen vehicles. These parking spaces are used as a parking lot for employees and customers of Standard Properties, Inc.
6. The Municipal Planning Office by report dated June 20, 1977, recommended approval of this application.
7. There was no opposition to the granting of this application.

CONCLUSION OF LAW AND OPINION:

Based on the above Findings of Fact, and the evidence of record the Board concludes that the applicant has complied with the provisions of Article 74 of the Zoning Regulations. The Board is of the opinion that because of the size of the lot, these will be no adverse affect upon the present character or future development of the neighborhood. In addition, the Board concludes that no objectionable traffic conditions will result from this use. The lot is reasonably necessary and convenient to the surrounding uses. It is therefore ORDERED that this application is hereby GRANTED for a period of three (3) years subject to the following conditions:

- a. Permit shall issue 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.
- 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 (Walter B. Lewis, William F. McIntosh, Charles Norris, Leonard L. McCants, Esq.)

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

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: _____

28 JUL 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 WITH A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.