GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12438 of Jonathan Woodner Company, pursuant to Sub-section 8207.2 of the Zoning Regulations to continue a parking lot (Paragraph 3104.44). The property is in the R-4 District at 1634 Oak Street, N.W., (Square 2621, part of lots 352 and 839, lots 353,354,358 and 840).

HEARING DATE: June 28, 1977
DECISION DATE: July 12, 1977

FINDINGS OF FACT:

1. The subject property is located in an R-4 Zone District at 1634 Oak Street, N.W.

2. The subject property is presently operating as a parking lot pursuant to this Board's Order 11985, dated June 10, 1976.

3. The applicant proposes the continuation of the parking facility.

4. The parking lot was orginally established in 1961 and serves exclusively the tenants of the apartments in the Woodner property at 3636 16th Street, N.W.

5. The Department of Transportation, by report dated July 28, 1977, offered no objections to the granting of this application.

6. The Municipal Planning Office, by report dated June 23, 1977, recommended approval of the application on the condition that the grouth of trees and shrubs bordering the interior portions of lot which have been allowed to extend onto the parking lot be removed.

7. Testimony given in opposition on behalf of homeowners of the 1600 block of Oak Street, N.W. revealed that while the surrounding property owners did not object to the continued use of the property as a parking lot, objection was being raised over the level of trash accumulating on the subject property.

8. Testimony given in opposition by the president of the 17th Street Neighborhood Council was based also on the level of trash and debris accumulating on the subject property, but also on the lack of willingness on the part of the Woodner establishment to work with the community towards solving these problems.

CONCLUSIONS OF LAW AND OPINION:

Based on the above Findings of Fact and the evidence of record the Board is of the opinion that the area used for parking has not changed since previous approval. The Board concludes the lot if properly controlled, will not have an adverse impact on the surrounding neighborhood. It is therefore ORDERED that this application is hereby GRANTED, for a period of one year subject to the following CONDITIONS:

1. The area used for parking shall include lots 353,354,358 and 840 and part of lots 352 and 839.

2. The applicant shall be subject to the conditions as set forth in the agreement with the "17th" Street Neighborhood Council, as contained in BZA Order No. 11985, dated June 10, 1976, set forth below:

   a. The applicant shall not enlarge the existing parking area beyond its present status.

   b. Debris and trash will be removed from receptacles placed in the parking lot and in and around the parking areas.

   c. The safety lights presently installed from the Woodner roof are confined to the surfaced of the parking area.

   d. The old branches from the trees recently cut will be removed. Weeds and bushes on Lot 351 and part of 352 near "17th" Street will be trimmed during the summer season.

e. The applicant will continue to exterminate the area around the Woodner and the parking lot, including the vacant space in lots 351 and 352 for rats.

3. The applicant shall continue to comply with all other conditions as set forth in BZA Order No. 11414.

4. Approval shall be for a period of one (1) year so that the Board may review the parking lot and determine whether its conditions are being complied with.

VOTE: 4-0 (Charles Norris, William F. McIntosh, Ruby B. McZier, and and Chloethiel Woodward Smith to grant; Leonard L. McCants, not voting, having recused himself)

BY ORDER OF D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 24 AUG 1977

THAT THE ORDER OF THE BOARD IS VAILD 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.