GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12444 of the Estate of William Cohen, pursuant to Sub-section 8207.2 of the Zoning Regulations, for approval of a parking lot (Sub-section 3104.44) as follows: (1) continue parking on Lot 847 and part of Lot 846 and (2) establish parking on part of Lot 846, Square 43. The property is in the R-5-C District at 2318-24 G Street, N.W.

HEARING DATE: July 20, 1977
DECISION DATE: December 6, 1977

FINDINGS OF FACT:

1. The subject property is located at the intersection of 24th and G Streets, and Virginia Avenue, N.W. and is in an R-5-C District.

2. The subject property is operated by Monumental Parking Corporation and is an attendant parking facility.

3. The lot is open from 7:30 A.M. to 6:30 P.M. to serve the general public and has a maximum capacity of eighty vehicles.

4. The main entrance to the lot is from G Street which is one-way westbound.

5. By BZA Order No. 10344, dated May 11, 1970, the application to establish a parking lot on lots 806,807,824 (subsequently consolidated into part of lot 847) and 810 (subsequently consolidated into parts of lot 846) was GRANTED conditionally for a period of five years.

6. By BZA Order No. 10512, dated September 16, 1970, the application to establish a parking lot on lot 846 to run concurrently with lot 847 was DISMISSED for lack of prosecution.

7. By BZA Order No. 11013, dated January 18, 1972, the application to establish a parking lot on lot 846 to run concurrently with lot 847 was WITHDRAWN WITHOUT PREJUDICE until parking and landscaping plans were provided.

8. By BZA Order No. 11869, dated February 11, 1976, the application for permission to continue a parking lot (Square 43, lots 846 and 847) was DENIED for failure of the applicant to provide the BZA with information needed to assure that the neighborhood would not be adversely affected by the lot.

9. Applicant now seeks permission to continue the parking lot on lots 846 and 847 and to establish parking on parts of lot 846. On prior applications two of the interior lots that make up lot 846 had inadvertedly been omitted. The present application now includes all of lots 846 and 847.

10. There was no opposition to the application.

11. Advisory Neighborhood Commission 2A filed no report on the application.

12. Municipal Planning Office, by report dated July 15, 1977, recommended conditional approval of the application for a period of four years. On its on site inspection MPO had noted objectionable conditions such as the accumulation of debris and the growth of shrubs and weeds over two feet. The recommendation was further conditioned on the implementation of the proposed screening plan.

13. The Department of Transportation, by report dated July 11, 1977, recommended a four year approval of this application.

CONCLUSIONS OF LAW:

Based on the record, the Board is of the opinion that when the objectionable conditions as aforementioned have been eliminated the granting of the application will have no adverse affect on the present character or future development of the neighborhood and that the continued and extended use of this parking lot is not likely to become objectionable to adjoining and nearby property. Accordingly, it is ORDERED that this application is GRANTED for a period of TWO (2) YEARS, SUBJECT to the following conditions;

a. Permit shall issue for a period of two 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 street frontages on the parking lot shall be landscaped with a hedge of Ligustrum (Lucidum) having an initial height of 2.5 to three feet when planted and be centered two feet apart.

c. The only entrance and exit shall be from "G" Street.

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

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

f. Bumper stops shall be erected and maintained for the protection of all ajoining buildings.

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

h. 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.

i. 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 or otherwise permitted in the zoning district in which the parking lot is located.

j. Any lighting used to illuminate the parking lot or its accessory building shall be so arranced that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 5-0 (William F. McIntosh, Walter B. Lewis, Chloethiel Woodard Smith, Charles R. Norris and Leonard L. McCants)

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

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

FINAL DATE OF ORDER: 28 DEC 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.