GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12448 of Hugh V. Gittinger, Jr., pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception to continue the use of a parking lot (Paragraph 3104.44). The property is in the R-5-B District at 1522, 1524, 1526 Church Street, N. W. (Square 194, Lots 50, 51 and 52).

HEARING DATE: July 20, 1977
DECISION DATE: August 3, 1977

FINDINGS OF FACT:

1. At the hearing it was stated that the property is under new ownership. The new owner is Jeffrey Cohen.

2. The subject property is located in the R-5-B District.

3. The subject parking lot was established in July 1962 with the latest approval by the Board in BZA Order No. 11019 dated March 15, 1972.

4. The applicant proposes to continue using the subject property as a private parking lot.

5. Parking spaces on the subject parking lot will be leased to tenants of 1424 - 16th Street, N. W. and will be used exclusively by those tenants and their guests, clients and customers.

6. The Municipal Planning Office by report dated July 15, 1977 and by testimony at the hearing recommended approval of the application.

7. The Department of Transportation by response dated July 7, 1977 noted that no adverse impacts had been identified.

CONCLUSIONS OF LAW AND OPINION:

The Board is of the opinion, based upon the findings and the record that this parking lot will not create dangerous or otherwise objectionable traffic conditions, and will not affect adversely the present character and future development of the neighborhood. The Board is of the further opinion that this parking lot will be in harmony with the general purpose and intent of the Zoning Regulations and maps. The Board concludes that this parking lot will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and maps. Therefore it is ORDERED that this application be GRANTED subject to the following conditions:

a. Permit shall issue for a period of THREE 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 sue 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.

i. This parking lot shall be accessory to premises located at 1424 - 16th Street, N. W., and shall be restricted to use by the owners and tenants, and their customers, clients and guests of the building at 1424 - 16th Street, N.W.

VOTE:

5-0 (Charles R. Norris, Chloethiel Woodard Smith, William F. McIntosh, Walter B. Lewis, Leonard L. McCants, Esq. to grant)

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

ATTESTED By: Steven E. Sher

STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 22 AUG 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.