GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12457 of R. and J. Urciolo, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Paragraph 4101.41 to permit the continuation of a parking lot in the SP District at 306-308 "F" Street and 512-516 - 3rd Street, N. W. (Square 531, Lots 810, 811, 812, 816, 817, 818, 814 and 815)

HEARING DATE: July 26, 1977
DECISION DATE: August 3, 1977

FINDINGS OF FACT:

1. The subject property is located in an SP District.

2. The property is presently operating as a parking facility pursuant to this Board's previous Order No. 12166, dated July 6, 1976.

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

4. The subject property is surrounded by boarded up residences and a parking lot to the north, by First Trinity Lutheran Church to the south, by a parking lot on the opposite side of Third Street to the east and by the D. C. Court of Appeals on the opposite side of Fourth Street to the west. One block further west at Fifth and "F" Streets is the Judiciary Square Metro Station.

5. The lot primarily serves employees and visitors of the D. C. Court System.

6. The applicant has complied with the provisions of this Board's previous Order 12166.

7. The Municipal Planning Office by report dated July 15, 1977 recommended a four year approval with conditions.

8. The application was referred to the D. C. Department of Transportation on June 9, 1977. No report from the Department was received.

9. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above Findings of Fact, the evidence of record, and the applicant's compliance with this Board's previous Order 12166, the Board is of the opinion that the continuation of this parking facility will not create any dangerous or otherwise objectionable traffic conditions. The Board further concludes that this lot is reasonably necessary and convenient to other uses in the vicinity. The Board is of the opinion that the present character and future development of the neighborhood will not be adversely affected. It is therefore ORDERED that this application is hereby GRANTED for a period of TWO YEARS subject to the following CONDITIONS:

a. Approval shall be for a period of TWO YEARS, which may be renewed at the discretion of the Board upon the filing of a proper application.

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 arranced that all direct rays of such lighting are confined tc the surface of the parking lot.

i. The appellant shall install some kind of protecting wall or rail to stop the automobiles before hitting the adjacent walls.

Permit shall not issue untill all conditions of this Order are met and complied with, and further, the Board reserves the right to direct revocation of the permit upon a proper showing that any terms or conditions of this Order have been violated.

VOTE:

3-0 (Charles R. Norris, Chloethiel Woodard Smith and William F. McIntosh 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: 21 SEP 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.