

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12493 of John W. Ridanour, III and Dorothy W. Ridanour, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Paragraph 4101.41 to establish a parking lot in the SP District at the premises 401-407 Massachusetts Avenue, N.W., Square S-516, Lots 23,24,800,805 and 842.

HEARING DATE: October 19, 1977  
DECISION DATE: November 2, 1977

FINDINGS OF FACT:

1. The subject property is located in an SP Zone District at 401-407 Massachusetts Avenue, N.W.
2. The subject property is presently vacant and unimproved.
3. The applicant proposes to use the subject property as a parking facility.
4. The subject property, approximately 6545 square feet in area, is located at the northwest corner of Massachusetts Avenue and 4th Street, N.W., and is bounded by a private parking lot on the north and a three story brick office building on the west.
5. The property is paved with asphalt in fair condition and equipped with lights. The only structure on the site is a small shed on the northeastern corner, used in conjunction with the last known use of the property as that of a used car sales lot. This use was covered under Certificate of Occupancy B-54723, dated December 17, 1965. This permit however, covered lots 800,805 and 942. No record is shown on lots 23 and 24.
6. This property is located in the Downtown Urban Renewal Area approved by the D.C. Council on January 18, 1972. The Department of Housing and Community Developments has no plans to acquire property within the square.

7. The present character of the neighborhood is of mixed-use primarily non-residential buildings.

8. The applicant plans access to this facility from the existing curb cut on 4th Street only. No egress or ingress will be from Massachusetts Avenue, due to heavy traffic flow.

9. The Department of Transportation by report dated October 12, 1977, recommended a four year approval of this application.

10. The Municipal Planning Office by report dated August 31, 1977 recommended approval of this application not to exceed four years subject to the conditions that (a) Conformance with Section 7404 of the Zoning Regulations is met, and (b) Limitation of access to the property be from 4th Street only.

11. There was no Advisory Neighborhood Commission report on this application.

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

CONCLUSION OF LAW AND OPINION:

The Board concludes that the subject property is located in an SP Zone District, surrounded by non-residential structures, and is therefore so located that it is not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions. The Board further is of opinion that the present character and future development of the neighborhood will not be adversely effected. It is therefore ORDERED that this application is hereby GRANTED subject to the following conditions:

- a. Approval shall be for a period of three years, which period may be renewed upon the filing of a proper application.
- b. Access to the parking lot shall be limited to 4th Street only.

- c. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- d. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- e. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- f. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- g. 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.
- h. 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.
- i. 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.
- j. The appellant shall install some kind of protecting wall or rail to stop the automobiles before hitting the adjacent walls.

VOTE: 4-0 (Walter B. Lewis, William F. McIntosh, Chloethiel Woodard Smith and Leonard L. McCants to grant, Charles R. Norris not present, not voting)

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

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

FINAL DATE OF ORDER: 29 NOV 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.