GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12534 of Connecticut House Associates, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.411 to continue the use of an accessory parking lot in the R-1-B District at the premises 3503 Albemarle Street, N.W., (Square 1972, Lot 2).

HEARING DATE: December 13, 1977
DECISION DATE: December 13, 1977 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located at 3503 Albemarle Street, N. W. and is in an R-1-B District.

2. By BZA Order No. 10838, dated December 12, 1972, the Board granted applicant the permission to continue this parking lot for five years.

3. The subject lot is used for parking for the tenants of 4500 Connecticut Avenue.

4. The area of the subject lot is 8,774 square feet. Marked-off and numbered are twenty-three spaces of which two are allocated to physcians' use.

5. The lot is screened by a three foot brick wall on the south side; a six foot stockade fence on the west side; a six foot brick and wood fence on the north side and a chain-link fence on the east side.

6. To the north of the subject lot separated by an alley are the rear yards of residences which face Appleton Street, to the immediate west and south are detached residences, to the east separated by an alley is the Connecticut House, a high rise apartment which the subject parking lot serves.

7. The subject lot is within 200 feet of the main use it is intended to serve and separated therefrom by a twenty foot alley.

8. On inspe-tion made of the subject lot on December 1, 1977 revealed that it was in conformance with the conditions of prior BZA Order No. 10838.

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

10. The Municipal Planning Office by report dated December 7, 1977 recommended approval of the application, stating "The lot appears reasonably necessary and convenient to the use which it serves as well as other uses in the vicinity. In addition it is not anticipated that continuation of the parking lot will adversely effect the present character or future development of the neighborhood." The Board so finds.

11. Advisory Neighborhood Commission 3F filed no recommendation on the application.

12. The application was referred to the Department of Transportation on October 26, 1977 for its review and report.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that the subject lot is reasonably necessary and convenient to the use which it serves as well as other uses in the vicinity. It is not anticipated that continuation of the parking lot will adversely affect the present character or future development of the neighborhood and is consistent with the intent and purpose of the Zoning Regulations. Accordingly, it is ORDERED that the application is GRANTED subject to the following CONDITIONS:

a. Approval shall be for a period of FIVE YEARS but shall be subject to renewal in the discretion of the Board upon the filing of a new application in the manner prescribed by the Zoning Regulations.

b. Use shall be limited to the parking of private automobiles only, no trucks.

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 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 structures is otherwise permitted in the zoning district.

i. Any lighting used to illeminate 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.

VOTE:

4-0 (Charles R. Norris, William F. McIntosh, Chloethiel Woodard Smith and Leonard L. McCants 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: 8 FEB 1978

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.