

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12592, of Richardson Realty, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.48 to continue use of a parking lot in the R-1-B District at the rear of the premises 3070 "V" Street, N.E., (Square 4365, Lots 805 and 806).

HEARING DATE: February 22, 1978

DECISION DATE: February 22, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located at the rear of premises 3070 V Street, N.E. It is in an R-1-B Zone which abuts a C-M-1 District.

2. The premises at 3070 V Street, N.E., is a warehouse. The subject lot is a private parking lot located directly behind the warehouse. Entrance and exit to the lot is from 31st Street, N.E.

3. The applicant has leased under a long term lease the warehouse and the subject lot to the U.S. Postal Service. The lot is used to park the vehicles of the U.S. Postal Service, not private automobiles.

4. By BZA Order No. 4845, effective on or about September 20, 1957, the Board granted permission to the then owner of the subject premises to establish the said lot as a parking lot for the use of surrounding warehouses for a period of five years. Since 1957, the Board has for subsequent five year periods, granted permission for the continued use of the subject lot.

5. By BZA Order No. 12219, dated December 9, 1976, the Board modified the condition of its previous Orders, namely that effective December 9, 1976, the lot was not restricted to the use of private automobiles but rather the lot was to be used to park the vehicles of the U.S. Postal Service, not private automobiles.

6. There was no opposition to the application. There were no complaints, on record, as to the upkeep of the parking lot.

7. By letter of January 9, 1978, the application was referred to the Department of Transportation for its review and report. No report was received.

8. Advisory Neighborhood Commission 5A, filed no recommendation on the application.

CONCLUSIONS OF LAW:

Based upon the record, including the present operation of the lot, the Board concludes that the subject parking lot is located so as it is not likely to become objectionable to nearby or adjoining property because of noise, traffic or other objectionable conditions. The lot complies with previous BZA Orders and Article 74 of the Zoning Regulations and there will be no adverse affect upon the present character or future development of the neighborhood. The Board further concludes that the relief sought herein is in harmony with the general intent of the Zoning Regulations. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

- a. Permit shall issue for a period of FIVE years which shall be subject to renewal in the discretion of the Board upon the filing a new application 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 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.
- 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. The use of the subject lot shall be restricted to the parking of the vehicles of the U.S. Postal Service. No commuter parking is permitted.

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:

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 28 MAR 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.