

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12593 of Herbert M. Levensgard, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Paragraph 4101.41 to continue use of a parking lot in the SP District at the premises 705 6th Street, N.W., Square 486, Lot 4.

HEARING DATE: February 22, 1978
DECISION DATE: March 1, 1978

FINDINGS OF FACT:

1. The subject property is located in an SP Zone District on the east side of 6th Street, N.W., between G and H Streets.
2. The property is currently operating as a parking facility first approved by this Board's Order 10665 of August, 1971, for a period of five years. This lot was continued for an additional five years by this Board's Order 11225, dated February 6, 1973.
3. The applicant proposes the continuation of a parking facility. Presently this lot is rented to the General Services Administration to serve employees of the Washington Metropolitan Area Transit Authority, with spaces available for approximately 8 to 10 vehicles.
4. The subject property is approximately 2125 square feet in area, with a sixteen foot public alley adjoining the property at the rear. Access is from the alley. Adjacent to the south is a four story row structure devoted to office and storage use. To the north is a two story structure housing a printing company. The surrounding uses are predominantly offices, retail and parking.

5. The Municipal Planning Office, by report dated February 16, 1978, recommended approval of this application on the grounds that the continued use of the parking lot is not likely to become objectionable to nearby or adjoining property nor will the present character or future development of the area be adversely affected. The Board so finds.

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

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

8. The application was referred to the Department of Transportation on January 6, 1978, with additional information supplied on February 8, 1978. No report from the Department was received.

CONCLUSIONS OF LAW AND OPINION

Based on the foregoing Findings of Fact and the evidence of record, the Board is of the opinion that given the small size and the location of the lot, the continuation of this as a parking facility should create no adverse traffic conditions on surrounding streets, but rather should continue to relieve the parking problems which exist in the adjacent and surrounding business districts. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity. It is therefore ORDERED that this application is hereby GRANTED subject to the following conditions:

a. Permit shall issue for a period of three (3) 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 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 arranged that all direct rays of such lighting are confined to the surface of the parking lot.

i. Landscaping plans must be approved by the Department of Highways and Traffic.

j. Use of this lot is restricted to private automobiles. No commercial vehicles or trucks.

VOTE: 5-0 (Charles R. Norris, Chloethiel Woodard Smith, Walter B. Lewis, William F. McIntosh and Leonard L. McCants)

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

ATTESTED BY: _____



STEVEN E. SHER
Executive Director

29 MAR 1978

FINAL DATE OF ORDER: _____

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.