

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12598 of the Estate of Harry Friend, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.41 to continue the use of a parking lot in the SP District at the premises 1317-1321 "L" Street, N.W., (Square 247, Lots 56, 57, 82 and 800).

HEARING DATE: April 26, 1978

DECISION DATE: April 26, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in an SP District on the north side of "L" Street, N. W. between 13th & 14th Streets, N. W.

2. The property was last continued as a commercial parking lot for a five year period by permission of BZA Order No. 11231, dated February 6, 1973.

3. The subject property is up for sale and applicant testified that it anticipated selling it within eighteen months.

4. The lot is surrounded by numerous office buildings including offices for the United Planning Organization and the Federal Law Enforcement Training Center, which the lot serves. It is approximately 13,700 square feet in area and accomodates sixty cars.

5. Approximately twenty cars are under contract to use the lot and about forty are commuter users or short time users on an hourly basis

6. The lot is in operation twelve hours a day, five days a week. There is an attendant during the hours of operation. There is also an attendant's shelter located on the lot.

7. The applicant testified that no complaints were received during the last five years of operation.

8. The Department of Transportation recommended approval of the application by a memo dated March 6, 1978, for a period of four years at which time the lot would be evaluated to determine the accessibility by transit of the facilities served by the lot.

9. There was no recommendation filed by Advisory Neighborhood Commission 2C on this application.

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

CONCLUSIONS OF LAW:

Based upon the record the Board concludes that the existing use is so located that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic or other objectionable conditions and that this lot will not affect adversely the present character and future development of the neighborhood. The Board further concludes that this lot is reasonably necessary to surrounding uses and is in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and maps. Therefore, it is ORDERED that the application is GRANTED 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 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.

VOTE:

3-0 (Charles R. Norris, William F. McIntosh and Leonard L. McCants to grant, Walter B. Lewis recused himself, Chloethiel Woodard Smith not present, not voting).

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

ATTESTED By:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER:

9 JUN 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.