

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12600 of Alonzo O. Bliss Properties, 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 at 603-625 4th Street, N.W. (Square 530, Lots 7,8,29,30, 802-804 and 810).

HEARING DATE: April 19, 1978
DECISION DATE: May 3, 1978

FINDINGS OF FACT:

1. The subject property is located in an SP Zone District on the east side of 4th Street, N.W., between F and G Street.
2. The subject property is presently operating as a parking facility pursuant to this Board's Order No. 11128 dated January 30, 1973.
3. The applicant proposes the continuation of the parking facility.
4. The lot is currently operated as an attended facility from 7:00 a.m. to 6:00 p.m.
5. The subject property is approximately 19,980 square feet in area, and has a capacity for ninety vehicles.
6. The subject property is located within the Judiciary Square area and is approximately 600 feet from the Judiciary Square metrorail station. The lot is surrounded by local court and other governmental office buildings.
7. The applicant has no immediate plans to develop this site.
8. The Municipal Planning Office, by report dated April 13, 1978, recommended conditional approval of the application not to

exceed four years, on the grounds that the continued use of the parking lot will not affect the present character or future development of the area. The Board so finds.

9. Advisory Neighborhood Commission 2C filed no report on this application.

10. The Department of Transportation by memorandum dated April 18, 1978, recommended that approval of the lot not exceed a four year period, so that the accessibility by mass transit may be reviewed again at that time.

11. There was no opposition evinced at the public hearing of this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above Findings of Fact and the evidence of record, the Board concludes that the continued use of this parking facility is not likely to become objectionable to nearby or adjoining property because of noise, traffic or other objectionable conditions, nor will it adversely affect the present character or future development of this neighborhood. 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 shall be subject to renewal at the discretion of the Board upon the filing of 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 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: 4-0 (Charles R. Norris, Chloethiel Woodard Smith, William F. McIntosh and Leonard L. McCants).

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

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

FINAL DATE OF ORDER: 21 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.