

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12616, of Colonial Parking, Inc., 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 of 1914-1918 "N" Street, N.W., (Square 116, Lot 831).

HEARING DATE: March 22, 1978  
DECISION DATE: April 5, 1978

FINDINGS OF FACT

1. The subject property is located in an SP District on the south side of N Street, N.W., between 19th and 20th Street, N.W.
2. The subject lot is presently used as a parking facility pursuant to this Board's Order #12072, dated March 10, 1976.
3. BZA Order No. 1226 dated August 8, 1977, approved a request for construction of an office building. This case has since been challenged in the D.C. Court of Appeals by the Dupont Circle Citizens Association. The applicant proposes to continue the operation of a parking facility until resolution of the Court suit and plans for the development of an office building can be implemented.
4. This lot is operated in conjunction with another parking facility located to the east along N Street. The attendant for the other N Street lot would also serve as the attendant for this facility. The lot has one driveway from N Street, but the major access to the lot is through the alley at the rear.
5. The lot is paved and marked off for twenty spaces. With the aid of an attendant, it would be possible to fit approximately thirty cars on the lot.

6. The lot is surrounded by a mixture of office and commercial uses to the south, including the Medical Building at 1220-19th Street, N.W., and by office and residential buildings to the north. The lot is used mainly by employees and visitors of the office and commercial facilities in the area.

7. The Dupont Circle Advisory Neighborhood Commission 2B, by report dated March 22, 1978, recommended a one year renewal of this parking lot.

8. The Department of Transportation by report, dated April 4, 1978, recommended that approval of the lot not exceed a four year period, so that the accessibility by mass transit could be reviewed again at that time.

9. At the public hearing of this application, the Dupont Circle Citizens Association opposed the application on the grounds that they oppose all SP Parking lots. The Board finds that each case has to be judged on its own facts, and that the Dupont Circle Citizens Association gave no indication of the reasons why this particular lot is objectionable.

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing findings of fact and the evidence of record, the Board concludes that the applicant has met the requirement of Paragraph 4101.41 of the Regulations. The Board concludes that the lot is in compliance with the requirements of Article 74, that no objectionable conditions have resulted or are likely to result from the operations of this lot and that the present character and future development of this neighborhood will not be adversely affected.

The Board notes that in a previous case, the Board approved a special exception to allow construction of an office building on this site, but that construction of such a building has been deferred pending resolution of a challenge to the Board's approval by the D.C. Court of Appeals. The Board concludes that continued use of this property for parking is a reasonable interim use of this property. It is therefore hereby Ordered that the application is GRANTED subject to the following CONDITIONS:

- a. Approval shall be for a period of one year ONLY.
- 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.

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VOTE: 5-0 (Walter B. Lewis, 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  
Executive Director

FINAL DATE OF ORDER: 27 APR 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.