GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12699 of the National Bank of Washington, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.48 to continue the use of a parking lot in the R-1-B District at the premises 2900 Alabama Avenue, S.E., (Square 5641, Lots 815 and 817).

HEARING DATE: July 19, 1978
DECISION DATE: July 19, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District on the north side of Alabama Avenue, S.E.

2. The subject property is presently operating as a parking facility pursuant to this Board's previous Order No. 11266, dated June 4, 1973. Its first approval was by BZA Order No. 8862, dated November 1, 1966.

3. The applicant proposes the continuation of a parking facility at this location to serve patrons of the National Bank of Washington, which has a branch office at 2884 Alabama Avenue S.E.

4. The subject lot has an attendant's shelter, and accommodates approximately twenty-two cars.

5. The general area in which the lot is located is primarily commercial. Contiguous to the lot is the National Bank of Washington. Directly across the street from the front entrance of the bank is a large Sears Department Store . Surrounding uses include a liquor store, a former theatre and a variety of other small commercial establishments.

6. The entrance to the lot is from Alabama Avenue, which has a heavy traffic volume, and restricted parking.

7. The Department of Transportation, by report dated June 29, 1978, offered no objections to this application, noting that the lot is well-maintained. It identified no adverse impact on the area. The Board so finds.

8. Advisory Neighborhood Commission 7B by report dated July 17, 1978, supported the granting of this application, but requested that the applicant clean up the bank owned adjacent lot. The Board finds that the adjacent lot is not a part of this application and is not owned by the applicant.

9. The Municipal Planning Office by verbal report at the time of public hearing, reported that the parking lot is in compliance with the Board's previous Order 11226. The Board so finds.

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

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing Findings of Fact and the evidence of record, the Board is of the opinion that the continued use of the subject property as a parking facility will not become objectionable to adjoining or nearby property because of noise, traffice or other objectionable conditions. The lot is reasonably necessary convenient to the neighborhood it proposes to serve. It is therefore ORDERED that this application is hereby GRANTED subject to the following CONDITIONS:

a. Approval shall be for a period of five (5) years from the date of expiration of the previous Certificate of Occupancy 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 area 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: 5-0 (Chloethiel Woodard Smith, Charles R. Norris, Theodore F. Mariani, 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: 6 SEP 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.