

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12800 of Dale M. Duvall, et al, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.44 to continue the use of a parking lot in the R-4 District at the premises 1717 and 1721 E Street, N.E., (Square 4546, Lots 143 and 144).

HEARING DATE: December 13, 1978

DECISION DATE: December 13, 1978

FINDINGS OF FACT:

1. The subject site is located on the south side of E Street, N.E., in the R-4 District and is known as 1717 and 1721 E Street, N.E.
2. The property encompasses two (2) lots which are operated as a private parking facility serving ten apartments.
3. The applicant proposes to continue the use of the subject premises as a parking lot with a capacity of fourteen vehicles.
4. By BZA Order No. 11395 dated September 6, 1973 the Board approved a continuation of the lot for five years.
5. A site inspection of the lot by the Municipal Planning Office found the lot to be in good condition and in full compliance with all conditions stated in the previous order.
6. The applicant provides a three and one-half foot brick wall and an eight inch concrete coping along the walls of adjacent building. The driveway and parking areas are paved and the lot has automatic lighting at night.
7. Advisory Neighborhood Commission 6A by letter dated December 1, 1978 had no objections to the granting of this application.

8. By memorandum dated October 17, 1978 the Department of Transportation had no objections to the application and recommended its approval.

9. There was no opposition to the case.

CONCLUSIONS OF LAW:

Based upon the above findings of fact, the Board is of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The Board concludes that the present character and future development of the neighborhood will not be adversely affected and the lot is reasonably necessary and convenient to other uses in the vicinity accordingly it is therefore ORDERED that the application is 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 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: 5-0 (Chloethiel Woodard Smith, William F. McIntosh, Ruby B. McZier, Charles R. Norris and Leonard L. McCants to grant).

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

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

FINAL DATE OF ORDER: 26 JAN 1979

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS INLY 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.