

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12876 of Donald S. Nash, 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-2 District at the premises 309 G Street, N.W., (Square 529, Lot 804).

HEARING DATE: February 14, 1979
DECISION DATE: March 7, 1979

FINDINGS OF FACT:

1. The subject property is located in the north side of G Street, between 3rd and 4th Streets, N.W. It is known as 309 G Street, N.W. and is in an SP-2 District.
2. The parking lot is bounded on the south by G Street, N.W., on the east by the rear of the Canterbury Apartments and a vacant two story row dwelling, on the north by a public alley and on the west by the rear of the Columbia Pictures Office building, the Court Square Apartments and a vacant 2 story row structure.
3. The immediate area surrounding the site can be generally characterized as deteriorated. Vacant land and parking lots are found in significant numbers. Many older structures in the area are vacant. A variety of commercial and retail uses are found in the vicinity including a large number of automobile related service establishments, laundry and dry cleaning establishments, and small grocery stores.
4. Nearly all of the structures which house retail uses are comprised of converted row dwellings and nearly all exhibit varying degrees of disrepair.

5. The parking lot is located in the Downtown Urban Renewal Area and is within two blocks of the General Accounting Office, and the Pension Building.

6. The subject parking lot is approximately 3600 square feet in area. It accommodates eight cars. It is unattended. Ingress and egress is provided from the public alley to the north of the lot. A five foot high chain link fence which runs the full width of the lot is provided along G Street at the southern end of the lot.

7. The parking lot was first established by BZA Order No. 5549. Continuances were conditionally granted. The latest continuance was BZA Order No. 12312, dated March 18, 1977, and was for a period of two years.

8. The applicant owns some adjacent buildings to the parking lot and its service personnel use the parking lot in servicing the adjacent buildings. The users of the lot pay by the month, and include residents of the area.

9. The applicant testified that he had no immediate future plans for the lot. He testified that the property is located in a depressed area and that it is not economically feasible to construct a building on the subject lot.

10. The applicant was advised by the Board that under the revised Paragraph 4101.41 of the Zoning Regulations that if the application was granted the lot could not be used for more than four years from the date of expiration of the previous Certificate of Occupancy.

11. Advisory Neighborhood Commission 2C made no recommendation on the application.

12. There was no opposition to the application.

CONCLUSIONS OF LAW:

Based on the findings of fact the Board notes that the subject property is located in an area where there is little use, other than the present use, that the applicant could make of this property. The Board further notes that under the revised Zoning Regulations this is the last time that this parking lot use can

be continued. The Board notes that the lot contains only eight spaces and thus will have a minimal impact on traffic in the area. The Board concludes that the lot serves residential uses in the area. In view of the foregoing, the Board concludes that the special exception can be granted as in harmony with the general purpose and intent of the Zoning Regulations and that the continued use of the property for a limited time, as hereinafter listed, will not tend to affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED upon the following CONDITIONS:

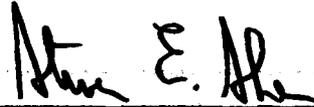
- a. Approval shall be for a period of FOUR years from the date of the expiration of the previous Certificate of Occupancy.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight inch 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 (Charles R. Norris, William F. McIntosh, Chloethiel Woodard Smith, Ruby B. McZier and Leonard L. McCants to grant).

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 3 MAY 1979

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 WITH A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.