

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13119, of Riggs National Bank, 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 an SP-2 District at the premises 505-517 - 4th Street, N.W. (Square 531, Lots 17, 18, 19, 806, 807, 808 and 809).

HEARING DATE: January 23, 1980

DECISION DATE: January 23, 1980

FINDINGS OF FACT:

1. The subject property is located on the east side of 4th Street between E and F Streets, N.W. in an SP-2 zone district at premises known as 505-517 - 4th Street, N.W.
2. The site is presently used as a parking facility pursuant to this Board's Order No. 11658, dated November 8, 1974.
3. The applicant proposes to develop the site with an office building, pursuant to a Planned Unit Development currently pending before the Zoning Commission. The applicant proposes to continue a parking lot until such plans are approved and construction commences.
4. The hours of operation are 7:30 a.m. to 6:00 p.m. Monday through Friday. The lot accommodates approximately ninety-three cars. The lot is used by a neighborhood church during evening hours and on weekends.
5. The applicant proposes no all-day commuter parking on the site. It shall be limited to short term parking, to serve the courts, and the church in the adjoining block.
6. The area in which the lot is located is undergoing extensive renovation, and is currently considered a blighted area, with all surrounding structures vacant at this time.
7. There was no report from Advisory Neighborhood Commission 2C on this application.
8. There was no opposition to the granting of this application.

CONCLUSION OF LAW AND OPINION:

Based on the above findings of fact and the evidence of record, the Board is of the opinion that the continuation of this parking facility on an interim basis would not adversely affect the present character or future development of the neighborhood. The facility will not create any dangerous or otherwise objectionable traffic conditions. The Board concludes that the lot is reasonably necessary and convenient to the surrounding area. Accordingly, it is hereby ORDERED that this application is hereby GRANTED subject to the following CONDITIONS:

- a. Approval shall be for a period of EIGHTEEN MONTHS from the date of expiration of the previous Order.
- 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. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- d. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- e. 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.
- f. 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.
- g. 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, Theodore F. Mariani, Connie Fortune
and William F. McIntosh to GRANT; Leonard L. McCants
not present, not voting).

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

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

FINAL DATE OF ORDER: 31 MAR 1980

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR
ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING
BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND
PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS
AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD
AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY
IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND
INSPECTIONS.