

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13278 of Stanley B and Mary Louise Ledford, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Paragraph 3101.48 to continue the operation of a parking lot in the R-1-B and C-M-1 Districts at the premises 3130 Ames Place, N.E., (Square 4364 and part of Lots 3 and 4).

HEARING DATE: July 16, 1980

DECISION DATE: September 3, 1980

FINDINGS OF FACT:

1. The subject property is located on the north side of Ames Street near its intersection with 31st Street, N.E. in an R-1-B and C-M-1 zone District.
2. The subject property is currently used as a parking lot for automobiles of employees of the Ledford Construction Company. The lot was last approved by BZA Order No. 11795 dated May 12, 1975 and operates pursuant to Certificate of Occupancy No. B-94499.
3. The applicant proposes the continuation of the facility as parking for employees of Ledford Construction only.
4. The total capacity of the lot is approximately 200 to 225 vehicles, which serves as parking for employees as well as trucks and other company vehicles.
5. The property is surrounded to the south by the Metro bus parking garage, to the east by the construction company site, to the west by single family structures followed by vacant land, and to the north by park land.
6. The applicants representative testified that there are no plans for development of the lot and that future use is contemplated to be as accessory parking for the Ledford Construction Company.
7. The lot is paved with an all-weather impervious surface and is surrounded by a ten foot brick wall with a fence.
8. The lot is split between the between the R-1-B and C-M-1 zone District.

9. The applicants testified that no complaints had been registered about the operation of the lot. There was no opposition registered in the file or at the public hearing.

10. There was no report from Advisory Neighborhood 5A on this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing findings of fact and the evidence of record, the Board concludes that the applicants are seeking a special exception. In order to be granted such an exception, the applicants must demonstrate that they have complied with the requirements of Paragraph 3101.48 and Sub-section 8207.2 of the Zoning Regulations. The Board is of the opinion that the applicant has so complied, and that the parking lot meets the criteria set forth.

The Board further concludes that the special exception case be granted in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and Map. Accordingly, it is hereby ORDERED that this application is GRANTED subject to the following CONDITIONS:

1. Approval shall be for a period of FIVE YEARS.
2. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
3. An eight inch coping shall be erected and maintained along each side of all driveways to protect the public space.
4. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
5. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
6. 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.

7. 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.
8. 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 (Walter B. Lewis, Connie Fortune and Charles R. Norris to grant; William F. McIntosh to grant by proxy; Leonard L. McCants not present, not voting).

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

ATTESTED BY:

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 10 NOV 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.