

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13310, of Angelo A. Puglisi, pursuant to Sub-section 8207.2 and Paragraph 8207.11 of the Zoning Regulations, for a special exception under Paragraph 4101.41 to continue to operate a parking lot and for a variance from the prohibition against all day commuter parking (Sub-paragraph 4101.413) in an SP-2 District at the premises 1317-21 L Street, N.W., (Square 247, Lots 800, 56, 57 and 82).

HEARING DATES: July 30, and October 15, 1980  
DECISION DATE: November 5, 1980

DISPOSITION: The Board GRANTED the application for ONE YEAR by a vote of 5-0 (Charles R. Norris, Connie Fortune, Walter B. Lewis, Douglas J. Patton and William F. McIntosh to grant).

FINAL DATE OF ORDER: January 23, 1981

ORDER

On January 15, 1982, counsel for the applicant requested approval from the Board to modify condition "a" of the Board's order, dated January 23, 1981. In that order the Board granted continuance of the parking lot for one year. The applicant now seeks an additional three years. In Finding No. 11 of that Order, the Board stated "The applicant testified that the property is subject to an option to allow for its development. That option expires in March, 1981, and the applicant testified that if the option is not exercised, he would develop the site with an office building in compliance with the Zoning Regulations. The applicant now avers the failure of the option contract and his inability to secure financing under the prevailing severe economic conditions as the basis for his request for modification. The Board notes that the subject request was filed some twelve months after the date of the Final Order of the Board and seven months after the Certificate of Occupancy authorized by that order had expired. The Board also notes that the applicant has filed a new application, No. 13720, for the same relief granted in BZA Order No. 13310. Based on the record, the Final Order and the Motion to Modify, the Board concludes that the Motion is untimely filed and that the basis for the Motion can best be considered at the time the new application is heard. Accordingly, it is ORDERED that the request for modification of the Board's Order is DENIED.

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VOTE: 4-0 (Douglas J. Patton, Connie Fortune, William F. McIntosh and Charles R. Norris to deny; John G. Parsons not voting, not having heard the case).

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: MAR - 1 1982

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."