

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13529 of the Security Storage Company of Washington, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.44 to continue to operate a parking lot in an R-5-B District at the premises 1706-1710 V Street, N.W., (Square 150, Lot 805).

HEARING DATE: July 22, 1981
DECISION DATE: September 2, 1981

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District on the south side of V Street between 17th and 18th Streets, N.W.
2. The subject property is rectangular in shape, 42.66 feet wide and eighty feet deep.
3. The subject property is used as a parking lot pursuant to Certificate of Occupancy No. B-98764, authorized by BZA Order No. 12032. The approval expired on June 10, 1981. The subject application was filed on May 26, 1981.
4. The applicant proposes to continue using the property as a parking lot.
5. The property contains thirteen parking spaces. Ten of those spaces are each eight feet wide by eighteen feet deep and are lined up perpendicular to the east side lot line. The remaining three spaces are 7.5 feet wide and twenty feet long, and are located adjacent to and parallel to the west side lot line.
6. Access to all thirteen spaces is by way of a driveway from V Street and a seventeen foot wide access aisle down the center of the lot.
7. The lot is used by the employees of the Security Storage Company housed in a building located at 1701 Florida Avenue, directly across V Street and Florida Avenue to the north of the site. There are approximately 100 persons employed by the applicant at that building.
8. All of the spaces on the lot are assigned to particular employees. Assignments are made on the basis of the company's needs. Six of the spaces are assigned to sales staff personnel, who need to use their cars as part of their business, and thus need to be able to leave the lot during the day. Those spaces include the three on the west side of the lot and three on the east side of the lot near the entrance.

9. The lot is operated from approximately 8:00 a.m. to 5:00 p.m. The lot is surrounded by a six foot high chain link fence with a gate. The property is closed and locked at the hours when it is not used by the applicant.

10. The relatively low level of usage of the lot results in no dangerous or objectionable traffic conditions.

11. The lot is paved with an all-weather impervious surface, and otherwise meets the conditions of Article 74.

12. The lot is cleaned of trash and debris on a daily basis.

13. The area is not well served by public transportation. The nearest Metrorail station is at Dupont Circle, more than a half mile distant.

14. The D.C. Department of Transportation, by memorandum dated July 22, 1981, reported that it had no objections to the continued use of the lot provided that:

- a. The three parking spaces on the west side of the lot be eliminated, to increase the aisle width, improve workability and eliminate spaces that require cars to back out onto V Street to exit.
- b. The spaces on the east side be nine feet wide by nineteen feet long.
- c. No parking be allowed outside the chain link fence on public space.
- d. The lot be cleaned of all debris.

15. In response to the issues raised by DOT, the representative of the applicant testified that the three spaces on the west side are all used by persons with compact cars. This allows for sufficient aisle width for maneuverability. It also enables those persons to pull into and out of the lot without backing out onto V Street. The representative of the applicant testified that the cars parked outside the fence are not employees of Security Storage, that they are not under the control of the applicant, and that the applicant has called the police on several occasions to have the vehicles removed. The representative of the applicant testified that the lot is cleaned on a daily basis, and that any trash or broken glass that accumulates is minimal.

16. If the parking spaces are required to be nine feet wide, only eight spaces could be provided on the lot. If the spaces remain at eight feet, sufficient maneuvering room and access space would be available if one of the three western spaces is removed.

17. There was no report from Advisory Neighborhood Commission 1C.

18. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

Based on the findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception. In order to be granted such an exception, the applicant must demonstrate that it has complied with the requirements of Paragraph 3104.44 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the applicant has so complied. The lot is reasonably necessary and convenient to the applicant's building. The lot complies with the requirements of Article 74. No dangerous or objectionable traffic conditions will result.

The Board further concludes that the special exception can be granted as 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 regulations and maps. It is therefore ORDERED that the application is GRANTED, subject to the following CONDITIONS:

1. Approval shall be for a period of TWO 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.
2. Space No. 13 on the plan marked as Exhibit No. 3 shall be eliminated and shall not be used for parking.
3. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
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: 5-0 (Charles R. Norris, William F. McIntosh, Douglas J. Patton, Lindsley Williams and Connie Fortune 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: 15 OCT 1981

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.