

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13548 of the George Washington University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to continue to operate a parking lot in an R-5-C District at the premises 700-18 - 23rd Street, 2301-27 and 2329 G Street, N.W., (Square 42, Lots 846 and 53).

HEARING DATE: August 5, 1981
DECISION DATE: October 7, 1981

FINDINGS OF FACT:

1. The subject site is located on the northwest corner of the intersection of 23rd and G Streets, N.W. and is known as premises 700-18 - 23rd, and 2301-27 and 2329 G Street, N.W. It is in an R-5-C District.
2. The continued use of the subject parking lots was last approved by the BZA in BZA Order No. 12063 for a period of five years. The Board limited the use of the subject lots to students, faculty, and staff of the University, as well as maintenance and service vehicles up to one and one half tons in weight.
3. The applicant proposes to continue the use of the lots as previously authorized and requests that visitor parking also be permitted on the site.
4. The subject lots provide 105 parking spaces. There is an attendant on duty until 10:00 p.m., Monday through Friday. At night and on weekends, the lots are chained off.
5. The lots are within the area of the approved campus plan. Under the campus plan, 2,700 to 3,000 parking spaces are require. Due to planned construction with parking spaces being gained and lost, the University has a need to maintain its parking inventory.
6. The University is committed to a policy to encourage the use of public transportation. It also maintains an active car pool locator service. The full cost of the parking operation is passed on to the users to discourage the use of automobiles.

7. The application was referred to the Department of Transportation for its review and report. No report was received at the time of the public hearing.

8. The applicant received no complaints resulting from the operation of the lot.

9. The Board in reviewing the file questioned the applicant about the maintenance of the lots. The photos submitted reflected overgrown grass and untrimmed hedges. The record was left open at the end of the public hearing for the applicant to submit a plan for the maintenance of the parking lots, lawns, shrubs, screening, landscaping and clearing of debris and persons to be notified when a dereliction occurred. The applicant submitted such satisfactory evidence which is marked as Exhibit No. 26 of the record.

10. There was no opposition to the application.

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

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the requested parking lot is consistent with the approved campus plan for the University. The Board concludes that the proposed use has not been and will not be objectionable because of noise, traffic or number of users of the lots. The Board concludes that the proposed use is a valid university function and as an interim use, may be permitted under the Zoning Regulations. It is therefore ORDERED that the application be GRANTED, subject to the following CONDITIONS:

- A. Approval shall be for a period of five years from the date of expiration of the previous certificate of occupancy, namely June 3, 1981, which may be renewed at the discretion of the Board upon the filing of a proper application.
- B. The applicant may use the lot for parking of maintenance and service vehicles up to one and one half in weight, for recreational vehicles and pick up trucks of students, faculty, and staff and visitors provided they are no larger than the normal parking spaces, as well as parking for automobiles.
- C. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

- 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, Douglas J. Patton, William F. McIntosh and Connie Fortune to grant, Lindsley Williams to grant by proxy).

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

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

FINAL DATE OF ORDER: 21 DEC 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.