

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13739, of 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 for hospital staff, faculty and visitors in the R-5-C and R-5-D Districts at the premises 906 - 23rd Street, N. W., (Square 40, Lot 36).

HEARING DATE: May 12, 1982  
DECISION DATE: June 2, 1982

FINDINGS OF FACT:

1. The subject site is located within the boundaries of the approved campus plan for George Washington University at Washington Circle between New Hampshire Avenue and 23rd Street. It is known as premises 906 23rd Street, N. W. The eastern portion is zoned R-5-C and the western portion is zoned R-5-D.

2. The subject lot is presently used as a parking lot. Prior Board approval of the parking lot use was pursuant to BZA Order Nos. 12236 and 12584. The lots approved by the aforementioned BZA Orders have been consolidated into one lot.

3. The applicant proposes to continue the use of the site as parking for the exclusive use of the 1,815 attending physicians, nurses and house staff of George Washington University Hospital which is located directly across 23rd Street to the east. The lot provides 265 parking spaces. Parking for visitors is provided within a nearby parking garage.

4. The parking lot will be operated on a 24 hour a day basis. The cost of operating the parking lot will be passed onto the users of the lot.

5. The lot is attended at all times. The attendant is responsible for policing the lot on a daily basis. A motorized sweeper is used to clean the lot bi-weekly.

6. The applicant testified that this facility is critical to the Hospital since it provides parking within a short and safe walking distance to the Hospital which is important for the security of evening and night shift

personnel. A security guard is provided to escort personnel on the evening and night shifts.

7. There is an entrance to a Metro station at the south-eastern corner of Square 40. Metro does not and will not operate during all of the hours for which its use would be required by the Hospital staff.

8. The subject site has been designated for development with a Clinical Science Building in Phase II of the George Washington University campus plan. The applicant does not expect such development to occur within the next five years.

9. The University campus plan provides for a range of 2,700 to 3,000 parking spaces on the campus. The applicant projects that the campus parking inventory will stabilize at 2,820 spaces within the next two years and then decrease to approximately 2,710 by 1985 due to planned construction on Square 103.

10. The University follows policies designed to discourage automobile commuting and to encourage use of mass transit, by not subsidizing parking for employees, students or visitors, by participating in the COG commuter club program and by maintaining an active car pool locator service.

11. The subject lot is landscaped and a brick wall forty-two inches in height with a concrete coping is provided along the north side of the property facing Washington Circle.

12. The applicant has received only one complaint regarding the parking lot from a nearby resident who indicated that the lighting used to illuminate the lot shone in an apartment window. The applicant testified that the lighting has been redirected to eliminate that problem.

13. The application was referred to the D. C. Department of Transportation and the Office of Planning and Development on February 9, 1982. No report was received by the Board from either of these agencies.

14. Advisory Neighborhood Commission 2A made no recommendation on this application.

15. There was no opposition to the application at the public hearing or of record.

CONCLUSION OF LAW AND OPINION:

Upon consideration of the above Findings of Fact and the evidence of record, the Board concludes that the

applicant is seeking a special exception, the granting of which requires the applicant to demonstrate compliance with the requirements of Paragraph 3101.46 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the applicant has so complied.

The Board concludes that the continuation of the subject parking lot is consistent with the approved campus plan for the University as providing parking within the range established by the plan. The Board further concludes that the use has not been and is not likely to become objectionable because of noise, traffic or number of users of the lot. The Board concludes that the proposed use is a valid university function and may be permitted under the Zoning Regulations.

Accordingly it is ORDERED that the subject application is GRANTED subject to the following conditions.

- a. Approval shall be for a period of FIVE YEARS from the date of expiration of the previous Order No. 12236, namely, from February 28, 1982.
- b. Landscaping approved in the previous Order No. 12236 shall be maintained.
- c. All parked vehicles must be capable of fitting into a nine foot by nineteen foot parking space.
- d. All lighting used to illuminate the lot shall be flood lights with glass globes designed to diffuse the light and to reduce the glare.
- e. All lights on the northern end of the lot shall be turned out at 9:30 P.M.
- f. The lights on the parking attendant's booth shall be so arranged that all direct rays of light are confined to the site.
- g. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- h. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- i. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- j. 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.

- k. 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.
- l. 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 (Connie Fortune, Walter B. Lewis, Charles R. Norris to grant; William F. McIntosh to grant by proxy; Douglas J. Patton 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: SEP 20 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."

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.