

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13852, 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 the use of a parking lot under the University Campus Plan for faculty, staff and student parking in an R-5-C District at the premises 2030, 2022-26, 2010-2018 and 2006 G Street and 2007-2029 F Street, N. W., (Square 103, Lots 13, 813, 812, 25 and 815).

HEARING DATE: October 27, 1982  
DECISION DATE: October 27, 1982 (Bench Decision)

FINDINGS OF FACT:

1. The subject parking lot is located on the south side of G Street between 20th and 21st Streets at 2006, 2010-2018, 2022-2026 and 2030 G Street, N. W. and on the north side of F Street between 20th and 21st Streets at 2007-2029 F Street, N. W. and is in an R-5-C District. The lots are divided by a public alley running down the center of the square parallel to F and G Streets. The lots on G Street are further separated by existing buildings located at 2008, 2020 and 2028 G Street.

2. In BZA Order No. 12930, issued August 7, 1979, the applicant combined all five subject lots in one application. In that Order, the Board granted the application for a period of three years and in condition "b," limited the use of the lots to the faculty and staff of George Washington University. In BZA Order No. 13241, dated August 5, 1980, the Board modified condition "b" of Order No. 12930, granting permission for students to also park on the subject lots. Both BZA Orders expire on August 7, 1982.

3. The applicant now seeks permission to continue to use all of the subject lots as University student, faculty and staff parking for a period of five years.

4. The subject parking lot provides 244 spaces. It is an attended lot with access being controlled off F Street.

5. The lot is now being operated in compliance with the conditions of the last Order of the Board.

6. The applicant has received no complaints about the operations and maintenance of the lot. Attendants are on duty from 7:00 A.M. to 10:00 P.M. Their responsibilities are basically restricted to the operation of the lot. They screen for valid parking stickers, keep up surveillance to prevent theft and move vehicles where stacked parking is involved. The attendants also police the area near the attendant's booth. Parking supervisors check the lot daily and call in for any non-scheduled trash removal or area maintenance if necessary. Routine grounds care, lot house-keeping and trash pick-up are on a scheduled basis.

7. The Academic Cluster has been completed. It provides 238 parking spaces. It cannot accommodate the subject parking spaces, since the Cluster replaced surface parking on the site of the Cluster.

8. As to the subject site, the Campus Master Plan provides for academic facilities north of the subject alley. To the south of the alley there will be facilities such as parking, student housing, athletic facilities, administrative space and general support space for the University. Development for the northern section is within a five to ten year frame. There is some development currently under preliminary planning for the southern section and in the 1984-1985 time frame.

9. The Department of Transportation, by memorandum dated September 3, 1982, reported that it recommended approval of the application on the condition that the permit expire upon completion of the Academic Cluster. The DOT considered the subject lot as temporary replacement parking. The DOT further noted that the subject lot upon inspection was found to be in good and clean condition. The Board, based on Finding No. 7 and 8, finds that the present use of the Academic Cluster negates the DOT's conception of the subject site as temporary replacement parking. The Board further finds that the development of the site will again replace surface parking sites currently in existence and that as the University continues to develop under its Campus Plan, there will be a continuing need for surface parking sites.

10. Advisory Neighborhood 2A, by letter of October 14, 1982, reported that it determined to take no position on the application.

11. There was no opposition to the application. One neighborhood resident appeared at the Public Hearing only to confirm that the application was for a continuation of the parking lot and not a development of the site.

CONCLUSIONS OF LAW AND OPINION:

Based on the findings of fact, the Board concludes that the application is in compliance with the requirements of Paragraph 3101.46 of the Zoning Regulations. The Board notes the need for parking to serve the faculty, staff and students. The Board also notes that development of the property for other use by the University is scheduled for some time in the future.

The Board concludes that the parking lot does not contribute to adverse traffic effects, that the parking is consistent with the level of spaces approved in the plan, and that the operation of the lot to this point has not had an adverse effect on the present character or future development of this area. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

- a. Approval shall be for FIVE YEARS from the expiration date of the previous Order, namely from August 7, 1982.
- b. Parking on the lot shall be restricted to faculty, staff and students of George Washington University.
- c. Vehicles up to one and one-half tons in weight, recreational vehicles and pick-up trucks of faculty and staff, provided they are no larger than the normal-sized parking space of nine feet by nineteen feet, shall be permitted to park on the subject property.
- d. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- e. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- f. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- g. 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.
- h. 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 structures are

otherwise permitted in the zoning district in which the parking lot is located.

- i. 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:3-0 (Douglas J. Patton, William F. McIntosh, Charles R. Norris to grant, Connie Fortune and Maybelle Taylor Bennett 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:

APR - 4 1983

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.

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