

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14275 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 for the University staff, faculty and students in an R-5-C District at the premises 2200-02 I Street, N.W., (Square 55, Lot 853).

HEARING DATE: April 10, 1985

DECISION DATE: April 10, 1985 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located at the southwest corner of the intersection of 22nd and I Streets and is known as premises 2200-02 I Street, N.W. It is zoned R-5-C.

2. The subject property is currently used as a parking lot by George Washington University. The parking lot was last approved by the BZA for a period of five years by BZA Order No. 13261, dated September 22, 1980. The parking lot was initially established pursuant to BZA Order No. 11196, dated May 31, 1973. The applicant proposes to continue the use of the lot as previously authorized.

3. The subject property is thirty-seven feet wide on I Street and seventy-five feet deep along 22nd Street. It contains spaces for nine vehicles. Access to the lot is by way of a driveway from 22nd Street. There are no plans for future development of the site.

4. Adjoining the lot to the south is Parking Garage No. 1 of the University. A driveway entrance to the garage from I Street adjoins the lot to the west.

5. The lot is well maintained and attractively landscaped, including a mini-park containing benches and planters at the north end of the lot.

6. The lot is used by students, faculty and staff of the University. It is self-parking facility, with no attendant.

7. The applicant has complied with all of the conditions of previous Orders of the BZA and the Zoning Regulations. The lot is paved with an all-weather impervious

surface, the spaces are marked off and there are appropriate wheel stops.

8. The subject property is located within the boundaries of the approved George Washington University campus plan. The University's approved campus plan requires the provision of 2,700 to 3,000 parking spaces. At present 2,763 spaces are provided, including the nine parking spaces on the subject lot. That number is expected to decrease to 2,743 by mid-1985, due to planned construction.

9. The facilities and operation of the University on its main campus have been increased and intensified, in accordance with the approved plan, without any overall increase in the number of parking spaces.

10. Between 24,000 and 25,000 people are served by the University's parking spaces on a daily basis. Further, the University is not a typical 9:00 A.M. to 5:00 P.M., five days a week operation, with many work shifts and class hours beginning before or ending after public transportation is widely available.

11. In approving the campus plan in 1970, the Board restricted the maximum amount of parking on a campus-wide basis to a level considerably below that normally required by the Zoning Regulations in order to foster the use of public transportation.

12. The University has followed policies designed to discourage automobile commuting and to encourage use of mass transit, by not subsidizing parking for employees, students, or faculty, by participating in the Board of Trade and COG commuter club and by maintaining an active car pool locator service.

13. The subject lot receives routine grounds care and housekeeping which is done on a regularly scheduled basis. Refuse is removed from the lot on a daily basis.

14. There is no lighting located on the subject site. Illumination from nearby street lighting has proved sufficient.

15. The Department of Public Works, by memorandum dated April 3, 1985, indicated that the subject lot was clean and well maintained, that the nine parking spaces provided are included in the total parking inventory of the University as required by the campus plan, and further, that the subject lot will have a negligible effect on transportation services and facilities in the area. The Board so finds.

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

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

18. In BZA Order No. 13999, dated December 13, 1983, the Board decided that all of the University's temporary parking lots would terminate on November 14, 1987. The Board would then schedule all the lots for one public hearing in order to evaluate the total impact of the parking lots on the campus.

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 3101.46 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the applicant has so complied, and that the parking lot meets the criteria set forth.

The Board concludes that the parking lot is consistent with the approved campus plan for the University as being within the range of parking spaces 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 parking lot is a valid University function permitted under the Zoning Regulations.

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 Zoning Regulations and maps. It is therefore ORDERED that the application is granted, SUBJECT to the following CONDITIONS:

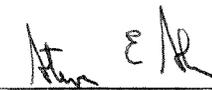
- A. Approval shall be for a period terminating on November 14, 1987.
- B. Parking on the lot shall be restricted to students, faculty and staff of George Washington University.
- C. Vehicles up to 1½ tons in weight, recreational vehicles and pick-up trucks of students faculty and staff, provided they 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 structure is 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 (William F. McIntosh, Charles R. Norris and Carrie L. Thornhill to grant; Lindsley Williams and Douglas J. Patton not present, not voting).

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: _____

15 JUL 1985

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.

14275order/DON13