

PUBLIC HEARING--Sept. 30, 1964

Appeal #7926 Lenthall Home for Widows, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on February 9, 1965:

ORDERED:

That the appeal to establish a parking lot at 1900 G Street, N.W., lots 10, 11 and 12, square 121, be conditionally granted.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot, which is located at the southwest corner of 19th and G Streets will accommodate twenty automobiles. The property is located in the R-5-C District with C-4, C-3-B and SP zoning in the general vicinity thereof.

(2) There was a request for deferrment of the decision of the Board pending receipt of information from the Board of the Lenthall Home for Widows as to the preservation of the property which is improved with an old five story building. By letter dated November 16, 1964, the President of the Board of the Lenthall Home for Widows advised the Board that they respectfully request them to take action necessary to permit the property belonging to the Lenthall Home to be used for a parking lot.

(3) There was objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the establishment of this parking facility in close proximity to the SP and commercial downtown districts will provide much needed off-street parking facilities, and further that the lot will not result in dangerous or otherwise objectionable traffic conditions; that the present character and future development of the neighborhood will not be affected adversely, and that the lot is reasonably necessary and convenient to other uses in the vicinity. Further, the Lenthall Home has agreed to the removal of their building for this parking facility.

This Order shall be subject to the following conditions:

(a) Permit shall issue for a period of one year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

(b) All areas devoted to driveways, access lanes, and parking areas shall be paved with materials which form an all-weather impervious surface.

(c) The parking lot shall be so designed that no vehicle or any part thereof shall project over any lot or building line.

(d) 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 district in which the lot is located.

(e) No vehicular entrance or exit shall be within 25 feet of a street intersection as measured from the intersection of the curb lines extended.

(f) Any lighting used to illuminate the parking lot or its accessory buildings shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

Occupancy permit shall not issue until all conditions of this Order are met and complied with. Further, the Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.