

PUBLIC HEARING--April 14, 1965

Appeal #8148 Gotham Investment Co. et al, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on April 20, 1965:

ORDERED:

That the appeal to establish a parking lot for five years at 1207 thru 1227 M St. N.W., lots 1, 2, 3, 38, 41, 800 thru 803, square 281, be conditionally granted for the following reasons:

(1) 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 that the establishment of this parking lot is so designed as not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions, and that the present character and future development of the neighborhood will not be affected adversely by the use. The lot is located in the SP District in which district controlled parking facilities are to be encouraged.

(2) The Department of Highways and Traffic offers no objection to the appeal and reports that the establishment and subsequent operation of the proposed parking lot should not create any unreasonable traffic conditions on M Street which now carries relatively light volumes of traffic in each direction in this area.

(3) The parking lot in question will provide off-street parking accommodations for approximately 100 automobiles.

(4) There was no objection to the granting of this appeal registered at the public hearing.

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) Appellant shall erect a brick wall 42" high and 12" thick on ~~both~~ the M Street side of the lot with decorative posts at the openings slightly higher than the 42".

(c) Appellant shall erect 8" high concrete copings inside the above wall and along other property lines to prevent automobiles from projecting over any lot line or front contact with any buildings.

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

(e) Appellant shall erect 8" high concrete copings on both sides of the driveway into the lot to prevent parking on public space.

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

(g) 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.

(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 district in which the parking lot is located.

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.