

PUBLIC HEARING--Sept. 22, 1965

Appeal #8333 Rental Associates, Inc. appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on September 28, 1965:

ORDERED:

That the appeal to establish a parking lot for a period of five years at 435-437 H St. N.W., lots 816 and 817, square 517, be 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 is located in the SP District and is opposite the General Accounting Office. The lot has a frontage of approximately thirty feet on H Street and contains an area of 2242 square feet.

(2) The parking lot will accommodate approximately thirty-seven automobiles for all day parking and will be used in conjunction with an existing parking lot. There will be entrances and exits from Massachusetts Avenue and from H Street.

(3) Appellant stated that due to a large building being erected in this square that quite a few parking spaces were removed and that there is a real need for off-street parking at this location. He further stated that this is an interim use for several years.

(4) The Department of Highways and Traffic offers no objection to the granting of this appeal.

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

OPINION:

We are of the opinion that the use of this lot for the parking of automobiles is 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 ~~be~~ not be affected adversely by the use. Further, the lot is in the SP District where controlled off-street parking is to be encouraged.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of five years, 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 parking lot is located.
- (e) Any lighting used to illuminate the parking lot or its accessory bldg. shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.