

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8565 Lenthall Home for Widows, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 30, 1966.

EFFECTIVE DATE OF ORDER: May 16, 1966

ORDERED:

That the appeal to continue operation of parking lot for five years at 1900 G Street, N.W., lots 10, 11, 12, square 121, be conditionally granted.

As a result of an inspection of the property and from the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Inspections of the property were made on February 16 and March 21, 1966.
- (2) The Board found the appellant's lot in general good repair and apparently well managed.
- (3) Appellant's lot is located in the R-5-C District with C-4, C-3-B, and SP zoning in the general vicinity.
- (4) Lot 10 has an 18 foot frontage on G Street, lot 11 has a 20 foot frontage on G Street, lot 12 has a 33½ foot frontage on G Street. All lots are 80 feet in depth. The lots have a total of 20 parking spaces.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (6) In Appeal No. 7926, the Board established this parking lot for one year.
- (7) Objection was expressed at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected by it, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

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) Appellant shall erect a 42" masonry wall with brick facing the lot excluding all driveways and walkway openings. Bumper stops shall be installed to protect all adjoining buildings.
- (c) All areas devoted to driveways, access lanes, and parking areas shall be paved with materials which form an all-weather impervious surface.
- (d) No vehicle or any part thereof shall be permitted to project over any lot or building line.
- (e) All parts of the lot not devoted to parking areas, driveways, access lanes, attendant's shelter, or required screening walls shall be kept free of refuse and debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (f) 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.
- (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.

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.