

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8566 All States Hotel, Inc., 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 515 - 20th Street, N.W., lots 812 through 815, inclusive, square 122, 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 appellant's lot in general good repair and apparently well managed.
- (3) Appellant's lot is located in an SP District.
- (4) In Appeal Nos. 5923 and 5924, the Board authorized the establishment of this parking lot and its continuation for five years.
- (5) Certificates of Occupancy Nos. B-23961 and B-23962 were issued on June 3, 1960.
- (6) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (7) Opposition 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 affect, 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 wall around the lot, excluding all driveways and walkway openings, which is compatible with the wall on the north side of the lot.
- (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 conditions 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.