

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal # 8580 Norman Bernstein et al, Trustees, appellants.

The Zoning Administrator 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 4, 1966.

ORDERED:

Effective Date: March 28, 1966

That the appeal for permission to establish accessory parking for the Chasleton Hotel on lots 50, 816, and 802, square 192 at 1513-15-19 R Street, N.W. be granted subject to the conditions set forth in the following:

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

(1) Appellant's lots are located in the R-5-B District.

(2) Appellant's lots 816 and 50 have a 17.50 foot frontage on R Street. Lot 802 has a 28 foot frontage on R Street. Lot 50 contains 1400 square feet of land. Lot 816 contains 1225 square feet of land. Lot 802 contains 3668 square feet of land.

(3) Appellant proposes to provide accessory off-street parking for tenants and guests of the Chastleton Hotel at 1701 - 16th Street, N.W., which is on the corner of 16th and R Streets.

(4) The Department of Highways and Traffic offers no objection to the granting of this appeal. The Department notes that the establishment of the parking lots will alleviate some of the present parking problems of guests of the Chastleton Hotel.

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

OPINION:

It is the opinion of the Board that the use of these lots for parking will create no dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be affected adversely. Further, the Board concludes that the lots were reasonably necessary and convenient for the accessory parking for the hotel.

This Order shall be subject to the following conditions:

(a) Permit shall issue to run concurrently with permit issued in Appeal No. 8432 entered November 24, 1965, 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.

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(b) Lots 816 and 50 shall have one (1) entrance on R Street to serve both lots. The entrance drive shall be flanked with an eight (8) inch curb where it crosses the public space and a 42 inch brick wall shall be placed on the balance of the frontage on R Street.

(c) Lot 802 shall have access from the public alley in the rear of the lot. The R Street frontage shall be provided with a 42 inch brick wall.

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

(e) The lots shall be so designed that no vehicle or any part thereof shall project over the public space.

(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 structure is otherwise permitted in the district in which the parking lots are located.

(g) Any lighting used to illuminate the parking lots 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.