

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8686 Jewish Community Center, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at the meeting on April 27, 1966.

EFFECTIVE DATE OF ORDER: June 14, 1966

ORDERED:

That the appeal for permission to continue operation of parking lot on lots 24, 25 and 56 and to establish parking on lot 23 in conjunction therewith at 1529 Church St., N.W., and 1518-22-24 Q Street, N.W., lots 23, 24, 25, and 56, square 194, 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) Appellant's lots are located in an R-5-B District.
- (2) An inspection of the property was made on April 11, 1966.
- (3) The Board found the appellant's existing lots in fair repair and seemingly well managed. However, the lot contained debris.
- (4) Lots 23, 24 and 25 each have a 22 foot frontage on Q Street and a depth of 100 feet. Each lot contains 2200 square feet of land.
- (5) Lot 56 has a 22 foot frontage on Church Street and a depth of 95 feet. The lot contains 2090 square feet of land.
- (6) Appellant states that the lots will be used primarily to serve the Jewish Community Center. Lot 56 will be only used by employees of the Center.
- (7) In appeal No. 6109, the Board authorized the continued operation of the parking lot on lots 25, 24, and 56 for a period of five years.
- (8) Certificate of Occupancy No. B-26568 was issued on December 5, 1960.
- (9) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (10) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the continuance and establishment of these parking lots 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 and, that the lots are reasonably necessary and convenient to other uses in the vicinity. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

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 install bumper stops adjacent to all contiguous walls.
- (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 or onto the public space.
- (e) All parts of the lots 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.