

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8725 Angelo A. Puglisi, 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 its meeting on May 31, 1966.

EFFECTIVE DATE OF ORDER: July 14, 1966

**ORDERED:**

That the appeal for permission to establish a parking lot at 505-07 - 3rd Street and 229-231 E Street, N.W., lots 38, 39, 40 and 41, Square 568, 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) An inspection of the property was made on May 17, 1966.
- (2) The subject lots were vacant and unpaved.
- (3) The subject lots are in an SP District. The lots are one block away from an area zoned C-3-B and one block from the complex of courts for the District of Columbia.
- (4) Appellant stated that the proposed parking lot would not be in the way of the highway construction for the freeway. However, appellant asked that the parking plan submitted be amended to delete the driveway on "E" Street, N.W.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal noting that "Our investigation indicates its use as a parking lot will be an improvement over its present condition and help to relieve the parking situation in this area."
- (6) No opposition to the granting of this appeal was registered at the public hearing.

**OPINION:**

We are of the opinion that the establishment 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, and that the lot is 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) All areas devoted to driveways, access lanes and parking areas shall be paved with materials which form an all-weather impervious surface.
- (c) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (d) All parts of the lot 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.
- (e) Appellant shall erect and maintain an eight (8) inch coping on both sides of driveways to the lot.
- (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.