

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8780 Harold Richmond et al, appellants

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 June 22, 1966.

EFFECTIVE DATE OF ORDER: August 10, 1966

ORDERED:

That the appeal to continue operation of a parking lot for a period of 5 years at 408-412 3rd St., N.W., lots 826 thru 828, Square 532, 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) Appellants' property is located in an SP District.
- (2) An inspection of the property was conducted by the Board on June 13, 1966.
- (3) The Board found the appellants' lot in general good repair and seemingly well managed. However, no bumper stops have been erected to protect adjacent property. The public space was not landscaped.
- (4) In Appeal No. 8224-25, the Board authorized continuance of this parking lot for a period of one year.
- (5) At the public hearing, appellant requested that the appeal be amended to show a request for ten (10) years instead of five (5) years continued parking lot use. It is asserted that this would enable appellant to enter into long term leases.
- (6) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (7) No opposition to the granting of this appeal was registered at the public hearing.

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, and that the lot is reasonably necessary and convenient to other uses in the vicinity. We also believe that a ten year period is too long a period to grant a permit for the operation of a parking lot, as the Board desires to maintain a reasonably frequent review of the maintenance and operation of parking lots.

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 maintained with a paving of material forming an all-weather impervious surface.

(c) An eight (8) inch coping shall be erected and maintained along each side of all driveways.

(d) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

(e) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

(f) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

(g) 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.

(h) 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.