

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8781 Clarence W. Lee 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 8, 1966

ORDERED:

That the appeal for permission to continue operation of a parking lot for a period of 5 years at 310-312 C Street and 309 - 3rd St., NE., lots 802, 23, 24, Square 782, 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 R-5-B District.
- (2) The Board inspected the property on June 13, 1966.
- (3) The Board found the lots clean, well kept, and paved with macadam.
- (4) In Appeal No. 6333 the Board authorized the continuance of the subject parking lot for a period of five years. Certificate of occupancy No. B-29615 was issued June 23, 1961.
- (5) The subject lot is used for visitor and employee parking by the Lee Funeral Home.
- (6) At the public hearing the appellant amended this appeal to request continued parking for a period of ten (10) years instead of five years.
- (7) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (8) No opposition to the granting of this appeal was registered at the public hearing. The Capitol Hill Restoration Society supports 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 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 operation of a parking lot when the Board has to maintain a watch over the use and operation of such lots.

The 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) Bumper stops shall be erected and maintained adjacent to the dwelling on the west side of appellant's property.

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

(e) 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.

(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.