

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8804 Third & E Streets Limited Partnership, 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 June 22, 1966.

EFFECTIVE DATE OF ORDER: September 23, 1966

**ORDERED:**

That the appeal for permission to continue operation of a parking lot at 433 - 3rd St., NW., lots 811, 812, 813, Square 570 for a period of five years, 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 property is located in an SP District.
- (2) Inspection by the Board showed that the lot is paved but has no coping to protect the public space, nor was there any landscaping.
- (3) In Appeal No. 7071, by order dated January 21, 1963, the Board authorized the establishment of a parking lot for a period of one year on lot 811. Certificate of Occupancy No. B-39983 was issued April 1, 1963.
- (4) Appellant now proposes to operate parking on lots 812 and 813 in conjunction with the parking on lot 811.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (6) 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 on Lot 811 and the establishment of parking on Lots 812 and 813 in conjunction with that on Lot 811 will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected and 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 have been 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 filing of a new appeal in the manner prescribed in the Zoning Regulations.
- (b) The three lots shall be paved with an all-weather impervious material, and the entire paved area shall be kept in good condition.
- (c) An eight (8) inch coping shall be erected and maintained along each side of all driveways to the lot.
- (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, and barriers shall be erected to effect this.
- (e) 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.
- (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.