

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8811 Melville B. Grosvernor 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 at the meeting of the Board on June 22, 1966.

EFFECTIVE DATE OF ORDER -- Oct. 17, 1966

ORDERED:

That the appeal to establish parking lot in conjunction with existing lot for a period of 5 years at 1810 Massachusetts Avenue, NW., lot 813, square 137, be conditionally granted.

FINDINGS OF FACT:

- (1) Appellants' property is located in an SP District.
- (2) The property was inspected by the Board on June 13, 1966.
- (3) The Board found that the lot was not paved, but was relatively clean and was being used for parking automobiles.
- (4) Appellants desire to establish this parking lot and use it in conjunction with existing parking on adjacent lots.
- (5) The Department of Highways and Traffic offered no objection to the granting of this appeal. However, the Department states, "it is felt that the proposed driveway off Massachusetts Avenue for the parking lot which will operate in conjunction with the existing parking lot would have an adverse effect on eastbound Massachusetts Avenue traffic between 18th Street and Dupont Circle. Therefore, it should be understood that our approval of the parking lot does not include the approval of the proposed driveway on Massachusetts Avenue."
- (6) No opposition was registered at the public hearing to the granting of this appeal.

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) Appellant shall maintain the existing chain link fence and extend it to and along the west line of the property.
- (c) Appellant shall extend the existing brick wall the entire Massachusetts Avenue frontage of the lot. Bumper stops shall be erected to protect the building on the west property line of the lot.
- (d) There shall be no access to this lot from Massachusetts Avenue.
- (e) All areas devoted to driveways, access lanes and parking areas shall be paved with materials which form an all-weather impervious surface.
- (f) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over public space.
- (g) 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.

- (h) 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.
- (i) 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.
- (j) No signs shall be erected or displayed in addition to the existing ones.

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.