

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- July 13, 1966

Appeal No. 8817 Catholic University of America, appellant
Appeal No. 8818 William & Peter Calomiris, 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 July 18, 1966.

EFFECTIVE DATE OF ORDER: October 13, 1966

ORDERED:

That the appeal for permission to establish temporary auto parking lot at 1323-25-27 - 18th Street, N.W., lots 813, 814 & 815, Square 158, 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 July 11, 1966.
- (3) The subject property was improved with three four-story row brick buildings. The buildings were formerly used as classrooms and offices for the Catholic University Law School. There was parking in the rear of the buildings.
- (4) Appellants propose to raze the buildings and establish a temporary parking lot. It is proposed that the property will be improved with an office building at a later date.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal. The report of the Department states: "The establishment of this parking lot should not have an adverse effect of traffic movement at this location but will have a beneficial effect on the parking situation. However, it should be understood that our approval of the parking lot does not include our approval or rejection of the proposal to construct a driveway on 18th Street for this parking lot."
- (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 one year, 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 paving 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) 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 sufficient to effect this shall be erected and maintained.
- (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 structure is otherwise permitted in the Zoning district in which the parking lot is located.
- (g) Any lighting installed 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.