

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- August 24, 1966

Appeal No. 8862 National Bank of Washington, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. McIntosh dissenting, the following Order was entered at the meeting of the Board on August 31, 1966.

EFFECTIVE DATE OF ORDER -- Nov. 1, 1966

ORDERED:

That the appeal for permission to establish a parking lot for a period of 5 years at 2900 Alabama Avenue, SE., lots 815 and 817, square 5641, be granted conditionally.

FINDINGS OF FACT:

- (1) Appellants property is located in an R-5-B District.
- (2) An inspection of the property made by the Board on August 23, 1966 showed that the property is improved with a brick bungalow, apparently vacant.
- (3) The proposed parking lot is to service the bank located on Alabama Avenue. It will be closed after banking hours.
- (4) The Department of Highways and Traffic offered objections to granting this appeal, stating: "The plan shown in BZA Exhibit #1 shows an exit into the alley in the rear of this address. We have received numerous complaints from adjacent property owners about truck traffic, noise, dust, damage to property, etc. resulting from traffic using that alley from the driveways and parking lot next to the proposed site. If the plan is modified to show no openings into that alley, we will offer no objection from a traffic standpoint."
- (5) 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.

This Order shall be subject to the following conditions:

- (a) A forty-two (42) inch wall shall be erected on the Alabama Avenue side of the lot. The wall shall match the color and material used for the parking lot across the street at the Sears Roebuck lot. A stockade fence shall be erected on the east side of the lot and a bumper stop shall be installed to protect the fence from damage.
- (b) There shall be no access to the lot from the public alley.
- (c) A chain shall be erected so as to prevent use of the parking lot during other than hours when the bank is open.
- (d) Permit shall issue for a period of 5 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.
- (e) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (f) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (g) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (h) 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.
- (i) 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.

- (j) 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.