

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 8935 Harry F. Stimpson, appellant.

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 October 17, 1966.

EFFECTIVE DATE OF ORDER -- Dec. 19, 1966

ORDERED:

That the appeal for permission to establish a parking lot at 1220 through 1224 Massachusetts Avenue, NW., lots 28,29,30, square 283, be granted conditionally.

FINDINGS OF FACT:

- (1) Appellant's property is located in an SP District.
- (2) An inspection of the property made by the Board on October 11, 1966 showed that the property is unimproved and being used for parking. The steps from the razed buildings remain in place on the Massachusetts Avenue frontage.
- (3) It is proposed that the property be used as a parking lot for employees of the Washington Daily News located at 1013 - 13th Street, NW.
- (4) The News Building is now undergoing construction and the parking provided under the building is lost to its employees. The proposed lot would be to serve the company's salesmen, reporters and photographers.
- (5) The Department of Highways and Traffic offered no objections to the granting of this appeal.
- (6) 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) Appellant shall erect a farm type fence along the Massachusetts Avenue frontage.
- (b) The lot shall be used only by employees of the Washington Daily News.
- (c) A chain shall be erected so as to prevent use of the parking lot by other than employees of the News.
- (d) 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.
- (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) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (h) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (i) 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.
- (j) 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 premise unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

- (k) 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.