

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 0959 R Street Investment, 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 October 17, 1966.

EFFECTIVE DATE OF ORDER - April 28, 1967

ORDERED:

That the appeal for permission to establish a parking lot for five years at 1318 thru 1322 - 12th Street, N. W., lots 19, 836 and 836, Square 280, be conditionally granted.

FINDINGS OF FACT:

(1) Appellant's property is located in an R-5-C District.

(2) The Board inspected the property on October 11, 1966 and found it to be unimproved and already used for parking. There was rubble and debris on the lot, which is adjacent a public alley. The subject lots will be used in conjunction with an existing parking lot located at 1324-34 - 12th Street, N. W.

(3) The Department of Highways and Traffic offers no objection to the granting of this appeal stating: "The establishment and operation of this small parking lot should create no traffic problems on 12th Street and should help relieve the parking problems in this congested area."

(4) 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 otherside 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) There shall be no curb cuts on the 12th Street side of these lots and 12th Street shall not be used as an entrance or exit.

- (b) 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.
- (c) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (d) An eight (8) inch coping where necessary, shall be erected and maintained along each side of all driveways to protect the public.
- (e) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (f) 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.
- (g) 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.
- (h) 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 the Order have been violated.

The occupancy permit shall not issue until all conditions of this Order are met and complied with.