

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 8992 John R. Pinkett, Inc., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. William S. Harps not participating and Mr. William F. McIntosh not voting, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER - January 18, 1967

ORDERED:

That the appeal for permission to continue a parking lot for a period of 5 years at 1513-17 - 9th Street and 1529 - 9th Street, NW., lots 806,807 and 813, square 397, be conditionally granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-4 District.
- (2) The Board inspected the property on November 14, 1966 and found the lots paved and clean, one having a brick wall and the other being chained, and all apparently being well managed.
- (3) In Appeal No. 7979 the Board granted permission to establish a parking lot for two years on the subject lots by Order dated December 1, 1964.
- (4) The lots are used by the employees and clients of John R. Pinkett, Inc., a real estate firm, located at 1507 - 9th Street, NW.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (6) No opposition was registered at the public hearing.

OPINION:

We are of the opinion that the continuance 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) Permit shall be issued 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.
- (b) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (c) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (d) 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.
- (e) 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.
- (f) 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 of this Order or conditions of this Order have been violated.