

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 15, 1967

Appeal No. 9102      Bernard E. Roach, Trustee, 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 February 15, 1967.

EFFECTIVE DATE OF ORDER - Jan. 15, 1968

ORDERED:

That the appeal for permission to continue auto parking lot for a period of 5 years on lots 818-821, 801, 42, 39 and 38, and to establish parking in conjunction with same on lots 35, 36 and 37, square 120 at 708 and 712-718 - 19th Street and 1905-1913 G Street, NW., be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-5-C District.
- (2) The Board inspected the property on February 13, 1967 and found it to need cleaning, landscaping, and additional paving and bumper stops.
- (3) In Appeals No. 6780, 6781, 6782 and 6783 the Board granted permission to continue operation of a parking lot at 712-718 - 19th Street, NW. and to establish a parking lot at 1911-1913 G Street, NW. and the rear of 708 - 19th Street, NW. Permission was granted for a period of five (5) years.
- (4) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (5) No opposition to the granting of this appeal 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, provided additional improvements are made, 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 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.
- (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) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (d) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (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 this Order have been violated.