

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 15, 1967

Appeal No. 9106          George Washington University, 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 April 18, 1967.

EFFECTIVE DATE OF ORDER - Feb. 9, 1968

ORDERED:

That the appeal for permission to continue operation of a parking lot for five (5) years at 909-913 - 22nd Street, NW., lots 815-817 inclusive, square 75, be conditionally granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-5-C District.
- (2) The Board inspected the subject property on February 13, 1967 and found the lot paved, clean, and apparently well managed.
- (3) The Department of Highways and Traffic offers no objection to the granting of this appeal stating; "This parking lot has created no traffic problems in the past five years. We believe, therefore, that to continue operation of this parking lot should not have an adverse effect on traffic at that location, but should aid in relieving the parking situation in the area."
- (4) By letter dated March 27, 1967 (BZA Exhibit No. 8), the National Capital Planning Commission recommended that the continued use of the subject lots for parking be approved "provided such lots are adequately screened along right-of-way lines by masonry fencing and landscaping in accordance with plans and specifications therefore approved by the Board."
- (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 the subject 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) The use of this parking lot shall be limited to the faculty and students of the University.
- (b) 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.
- (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) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (e) 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.
- (f) 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.
- (g) 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.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: James E. Bess  
JAMES E. BESS  
Secretary of the Board