

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 15, 1967

Appeal No. 9113 Columbia Realty Trust, Norman Bernstein, 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. 12, 1968

ORDERED:

That the appeal to continue auto parking lot for a period
of 5 years at 915,919, and 921 Massachusetts Avenue, NW., lots
801 and 802, square 370, be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in an SP District.
- (2) The Board inspected the property on February 13, 1967
and found the property improved and next to a parking lot. There
is an existing wall.
- (3) In Appeal No. 8466 the Board granted permission to
establish a parking lot for a period of one year on the subject
lots by Order dated December 7, 1965.
- (4) The Department of Highways and Traffic offers no objection
to the granting of this appeal. The Department states that "past
experience with the parking lot operation indicates that its con-
tinued operation should not create any adverse traffic conditions
on Massachusetts Avenue."
- (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 develop-
ment 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) A forty-two inch (42) brick wall shall be maintained along the Massachusetts Avenue frontage of the lot, except driveways.
- (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.
- (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.
- (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.