

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- March 22, 1967

Appeal No. 9121 John Hancock Mutual Life Insurance Co., 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 May 22, 1967.

EFFECTIVE DATE OF ORDER -- July 21, 1967

ORDERED:

That the appeal for permission to use part of property as temporary parking lot bounded by Virginia and New Hampshire Avenues, F Street and Rock Creek and Potomac Parkway, NW., lot 19, square 8, be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in an SP District.
- (2) The proposed parking is to be located on a site which will eventually be used for the construction of one of the buildings in the Watergate complex. The parking is only to be an interim use.
- (3) Counsel for the John F. Kennedy Center for the Performing Arts, which is being built on an adjacent property, stated they have no objection to the use of the site as a temporary parking lot.
- (4) The report of the Department of Highways and Traffic states:

"We have no objection to permitting use of this area as a temporary parking lot, provided that proper facilities for adequate egress and ingress of traffic will be maintained on New Hampshire Avenue both during and after the period when the nearby Kennedy Center complex is constructed. Previously approved plans for permanent entrances and exits on New Hampshire Avenue and F Street must be followed according to the time schedule dictated by the construction work in this area. Provided that traffic circulation to and from the driveways to this temporary parking lot does not conflict with the movement of traffic on the proposed exit and entrance ramps of the Kennedy Center."

(5) A representative of the Potomac Plaza Apartments, Inc., 2475 Virginia Avenue, NW., stated some objections to the granting of this appeal at the public hearing.

OPINION:

We are of the opinion that the establishment of this temporary 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. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

- (a) 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.
- (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 public space.
- (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.
- (h) The existing fence around the lot shall be maintained in good condition.

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.