

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- April 12, 1967

Appeal No. 9162 R.P. Burroughs and National Savings and Trust Company, Trustees, appellants.

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 - May 1, 1967

ORDERED:

That the appeal for permission to establish a parking lot for a period of five (5) years at 1125-27-29 - 24th Street, NW., lots 47-49 inclusive, square 37, be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-5-B District.
- (2) The Board inspected the property on April 10, 1967 and found the lot used for parking and to have a gravel surface. There was no screening or fencing around the lot and there was parking on the public space.
- (3) In Appeal No. 8201 the Board granted permission to establish this parking lot for a period of five years at the subject addresses by Order effective May 25, 1965.
- (4) It is proposed that the lot now be used as an employee parking lot by Dollar-Blitz and Associates, an engineering firm. The lot will accommodate about ten to fifteen automobiles.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal "provided vehicles using the parking lot do not block the alley to other traffic."
- (6) No opposition to the granting of this appeal was registered at the public hearing. The file contains one letter protesting this appeal.

OPINION:

We are of the opinion that the establishment of this employee 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) A forty-two (42) inch brick wall shall be erected along the 24th Street frontage of the lot except for 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.
- (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) 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) 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 oderly appearance.
- (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.

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

ATTESTED:

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

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- April 12, 1967

Appeal No. 9162 R. P. Burroughs and National Savings and Trusts
Company, Trustees, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously, carried, the following amendment to the Order in this appeal was entered by the Board at its meeting on June 19, 1968.

EFFECTIVE DATE OF AMENDMENT - July 31, 1968

ORDERED:

That the Order effective May 1, 1967, conditionally granting the appeal for permission to establish a parking lot for a period of five years at 1125-27-29 - 24th Street NW., lots 47 through 49, inclusive, is amended as follows:

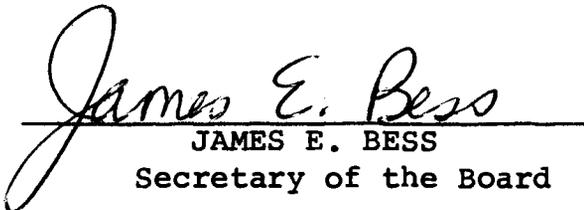
That condition (a) be deleted from the Order and the following be substituted therefore:

Appellant shall erect wooden panels along the 24th street frontage of the lot except for driveways. The wooden panels shall conform to the panels shown in BZA Exhibit No. 12 on the file in the subject case.

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

ATTESTED:

By:


JAMES E. BESS
Secretary of the Board