

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- June 14, 1967

Appeal No. 9249 David Ord Alexander, 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 September 19, 1967.

EFFECTIVE DATE OF ORDER - Oct. 17, 1967

ORDERED:

That the appeal for permission to establish a parking lot for a period of five (5) years at 507-517 - 4th Street, NW., lots 17,18,19,807,806,808, square 531, be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in an SP District.
- (2) A portion of the property, Lots 19,807 and 808 is presently improved with two vacant apartment buildings, one of which is condemned.
- (3) Appellant has been operating a parking lot on lots 17,18,806 for a period of five years permitted in BZA Appeal No. 6779.
- (4) The Department of Highways and Traffic offers no objection to the granting of this appeal noting that the continued operation of this lot in conjunction with the proposed new parking area should have no adverse effect on 4th Street traffic.
- (5) There was no opposition to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the enlargement and 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, 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) Appellant shall erect a forty-two (42) inch brick wall across the street frontage of the lot excluding driveways.
- (b) Planter boxes shall be placed at approximately 15 feet intervals along the front of the lot in space between the wall and the public area. Planter boxes shall be placed upon the top of the wall approximately 15 feet apart and alternately with those placed at ground level.
- (c) 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.
- (d) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (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.

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

ATTESTED:

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