

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 16, 1967

Appeal No. 9323 Alpine Associates, 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 meeting of the Board on October 31, 1967.

ORDERED:

That the appeal for permission to establish a parking lot for five years at 505 - 3rd Street, N.W., lot 42, Square 568, be conditionally granted.

FINDINGS OF FACT:

1. Appellant's property is located in an SP District.
2. The Department of Highways and Traffic offers no objection to the granting of this appeal.
3. No opposition was registered at the public hearing.
4. Heavy construction is currently in process adjacent to this property.
5. By letter dated October 2, 1967, appellant requested the Board to waive their requirement that a 42-inch brick wall be erected. The requirement was waived.

OPINION:

We are of the opinion that the establishment 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.

The Order shall be subject to the following conditions:

- a. Permit shall issue for a period of one (1) year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in a manner prescribed by the Zoning Regulations.

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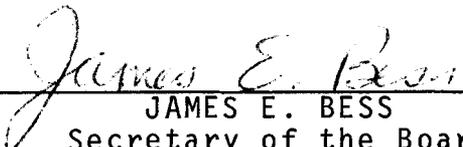
b. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of all-weather impervious surface.

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:

  
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JAMES E. BESS  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THIS ORDER.