

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 13, 1967

Appeal No. 9374 U.S. Catholic Conference, 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 - October 30, 1967

ORDERED:

That the appeal for permission to establish accessory parking lots on lots 833 and 834, Square 247 at 1120-22 - 13th Street, N.W. to serve building located at 1312 Mass. Ave., N.W. be conditionally granted.

FINDINGS OF FACT:

1. The property is located in a C-3-B District.
2. The property is to be used as an off-street parking lot for the use of officers and employees of the United States Catholic Conference.
3. The principal buildings are located at 1308-1312 Mass. Ave., N.W. and are directly across the public alley from the subject property.
4. The subject property was exempt from real estate taxes on July 6, 1967, by Order of the Board of Commissioners for the purposes of providing additional parking for the officers and employees of the U.S. Catholic Conference.
5. The Department of Highways & Traffic offers no opposition to the granting of a special exception for the purpose of establishing a parking lot at this location.
6. There was no opposition to this appeal.

OPINION:

The Board is 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.

This Order shall be subject to the following conditions:

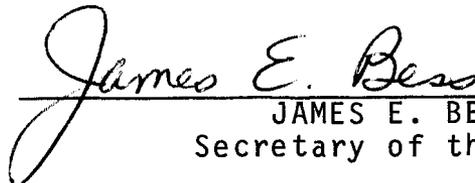
- a. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- b. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- c. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- 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.

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
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 THE EFFECTIVE DATE OF THIS ORDER.