

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- November 22, 1968

Appeal No. 9414 Bernard Roach et al, 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 July 23, 1968.

EFFECTIVE DATE OF ORDER - August 9, 1968

ORDERED:

That the appeal for permission to continue auto parking for a period of 5 years on lots 833-835 and 32 and to establish additional parking in conjunction therewith, lots 800,808,830, and 28, square 120 at 1917-25 G Street, 707-15-25 - 20th Street, and 1914-1918 H Street, NW, be conditionally granted.

FINDINGS OF FACT:

[1] The subject property is located in an R-5-C District.

[2] A portion of the subject site is already used as commercial parking lots and have been so used for a number of years.

[3] It is proposed to add some lots to the existing parking lots and continue the operation for a period of five years.

[4] There are presently no plans to improve the subject site with any building. The property is across the street from the George Washington University.

[5] There was opposition to the granting of this appeal registered at the public hearing. The vice president of the West End Citizens Association expressed opposition to the granting of this appeal and the Union Methodist Church, 814 - 20th St., NW., oppose this appeal.

[6] The Department of Highways and Traffic offers no objection to the granting of this appeal.

[7] By letter dated January 25, 1968 (BZA Exhibit No. 14) deferred an Order requesting the appellant to submit plans for landscaping etc. Such plans were submitted by the appellant on June 24, 1968 and approved by the Board at its meeting of July 23, 1968.

OPINION:

We are of the opinion that the continuance of this parking lot and the establishment of this additional parking 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 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.
- (b) The lot shall be improved as shown on plans (BZA Exhibit No. 15a) in the files having been approved by the Board on July 23, 1968.
- (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) 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.

OPINION Cont'd

- (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
JAMES E. BESS
Secretary of the Board