

Before the Board of Zoning Adjustment,
District of Columbia

PUBLIC HEARING -- December 13, 1967

Appeal No. 9439 The George Washington University, 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 May 21, 1968.

EFFECTIVE DATE OF ORDER: July 22, 1968

ORDERED:

That the appeal for permission to continue parking lot at 906 23rd St., NW., lots 835, 22 & 23 for five years and to establish additional parking on lots 18, 19, 32, 819 & 818, square 40 at 927-41 New Hampshire Avenue, NW. in conjunction therewith for hospital staff and visitors, be conditionally granted.

FINDINGS OF FACT:

[1] The subject property is located in a mixed zoning area, a portion being R-5-C and the other portion being R-5-D.

[2] The Board has previously granted the use of the subject property as a parking lot. In BZA No. 5851, after public hearing on March 28, 1960, the Board granted the use of some of these lots for parking by issuance of a permit to end September 20, 1962. In BZA No. 6853, after public hearing on July 24, 1962, the Board issued a permit for the continued use of the lot for a period of five years. In BZA No. 7461, after public hearing on September 18, 1963, the Board authorized the continued use of the parking lot for a period of five years.

[3] The lot is used for the parking of automobiles for the George Washington University Hospital staff and visitors. The lot is attended and visitors are charged a nominal fee.

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

[5] The University has embarked on a construction program which has resulted in a loss of some 400 temporary parking spaces. Eventually the University plans to accommodate most of its parking in underground parking garages. According to current plans, development of this particular square will not take place for at least three years.

[6] By letter dated December 22, 1967 (BZA Exhibit No. 14) the National Capital Planning Commission submitted the following information to the Board:

"The Commission has previously expressed its concern about the use of residentially zoned property owned by the University as commercial parking lots. The Commission was pleased to be informed that such use of University property will be terminated by the end of January 1968.

"Since the request of the University is for the renewal and minor expansion of an existing parking lot for hospital staff and visitors, the Commission recommends approval of Appeal No. 9439, provided the period of use as a parking lot is limited to three years. The Commission reiterates its concern for the appearance of these lots and recommends to the Board that it require masonry fencing and/or landscaping along the right-of-way lines of the lot with the plans and specifications therefor approved by the Board prior to the approval of the application."

[7] By letter dated February 29, 1968, the Board requested the University to do the following:

- (a) Submit a lighting plan for the parking lot, showing the kind of lights and the manner in which the beam falls.
- (b) Close the northern end of the lot to automobile parking after hospital visiting hours and assign spaces to members of the hospital staff.

- (c) Submit a landscape plan for the lot to the Board for approval.
- (d) Construct an eight foot board fence by the property of Mr. Musser and erect bumper stops adjacent to the house and fence.
- (e) Close the pedestrian path.

[8] By letter dated April 29, 1968 the University transmitted plans for the parking lot indicating the proposed landscaping, fencing and lighting.

[9] There was opposition to the granting of this appeal registered at the public hearing by the owner of 926 - 23rd Street NW.

OPINION:

We are of the opinion that the continuance of this parking lot with the addition of other lots 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 the lot is reasonably necessary and convenient to the uses it is designed to serve.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of three 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 plans on files as BZA Exhibits Nos. 16a, b and c are approved except as modified in red on the plans.
- (c) Employees of the George Washington Univeristy shall be instructed to use the south end of the parking lot.
- (d) All lighting used to illuminate the lot shall be flood lights with glass globes designed to diffuse the light and to reduce the glare.

- (e) All lights on the north end of the parking lot shall be turned off at 8:30 p.m.
- (f) All areas devoted to driveways, access lanes and parking areas will be maintained with a paving of material forming an all-weather impervious surface.
- (g) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (h) 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.
- (i) No other use shall be conducted from or upon the premises and only 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.

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