

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 17, 1968

Appeal No. 9482 Service Finance, Inc., 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 January 24, 1968.

EFFECTIVE DATE OF ORDER - December 12, 1968

ORDERED:

That the appeal for permission to provide accessory parking at 928-30-32 - 4th Street, N.E., lots 23, 22, and 32, Square 775, to serve restaurant located at 926 - 4th Street, N.E., be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property contains three lots, one of which is improved with a condemned brick building. The three properties are adjacent to a restaurant located in a C-1 District.
3. The appellant proposes to use the subject property for an accessory parking lot for the employees of the Yellow Cab Company.
4. No driveways will be constructed from 4th Street onto the subject property as they will use existing driveways located on lot 1.
5. The Department of Highways and Traffic offers no objection to the granting of this appeal.
6. There was no opposition to the granting of this appeal registered at the public hearing.

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 this vicinity. The Certificate of Occupancy shall not issue until the conditions set forth hereafter 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. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- c. 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.
- d. 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 use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- e. 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:



CHARLES E. MORGAN
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.