

2115 SIZE OF PARKING SPACES

2115.1 Except as otherwise provided in this section, a required automobile parking space shall be a minimum of nine feet (9 ft.) in width and nineteen feet (19 ft.) in length, exclusive of access drives, aisles, ramps, columns, office or work areas and shall be striped according to the requirements of § 2117.3. Parking shall also be in compliance with the requirements of the District of Columbia Architectural Barriers Act of 1980, effective July 1, 1980 (D.C. Law 3-76; 12 DCMR art. 15).

All parking spots are 9' x 19' and, to the best of Applicant's knowledge, are compliant with 2115.1.

2115.2 Any accessory parking area or accessory garage containing twenty-five (25) or more required parking spaces may designate up to forty percent (40%) of the parking spaces for compact cars.

N/A.

2115.3 A compact car parking space shall be a minimum of eight feet (8 ft.) in width and sixteen feet (16 ft.) in length exclusive of access drives, aisles, ramps, columns, and office and work areas and shall be striped according to the requirements of § 2117.3.

N/A.

2115.4 Parking spaces shall be visibly marked as "compact car" or "small car" parking spaces and shall be placed in groups of at least five (5) contiguous spaces with access from the same aisle.

N/A.

2115.5 Except as provided in § § 2115.6 and 2115.7, all parking spaces shall have a minimum vertical clearance of six feet, six inches (6 ft., 6 in.).

All parking spots are outside with no ceiling and therefore meet these requirements.

2115.6 Where one hundred (100) or more parking spaces are provided, whether the spaces are required or not and whether the spaces are a principal use or an accessory use, at least five percent (5%) of the parking spaces shall have a minimum vertical clearance of seven feet, two inches (7 ft., 2 in.).

N/A.

2115.7 All entrances, exits, access aisles, ramps, and driveways providing access to parking spaces shall also have the minimum vertical clearances as prescribed in § § 2115.5 and 2115.6, respectively.

All entrances, exits, access aisles, ramps, and driveways providing access to parking spaces are outside with no ceiling and therefore meet these requirements.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18513

EXHIBIT NO. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 18513
EXHIBIT NO. 21

RECEIVED
D.C. OFFICE OF ZONING
2013 MAR -14 PM 3:45

2115.8 All parking spaces requiring the seven foot, two inch (7 ft., 2 in.), vertical clearance shall be clearly marked for "Van Parking Only."

N/A (There will be no "Van Parking Only" parking spaces provided).

2115.9 In a commercial building or structure located in a C-3-C, C-4, C-5 (PAD), SP, W, or CR District, where at least seventy-five (75) parking spaces are required according to the schedule of parking requirements under § 2101.1 and where parking spaces are provided within a parking garage, parking may be provided as set forth in §§ 2115.10 through 2115.18.

N/A.

2115.10 A minimum of two hundred eighty-five square feet (285 ft.²) of parking area shall be provided for each required parking space.

N/A per 2115.9.

Per 2115.1, parking spaces shall be a minimum of nine feet (9 ft.) in width and nineteen feet (19 ft.) in length, exclusive of access drives, aisles, ramps, columns, office or work areas.

2115.11 Parking space dimensional, size, design, and striping requirements stipulated under §§ 2115.1 through 2115.4, 2117.3, 2117.5, and 2117.6 may be waived; provided, that the parking is managed during a specified twelve (12) hour peak period to be determined by the D.C. Department of Transportation by employed attendants who park the vehicles using the parking facility.

The parking lot will not be managed by employed attendants who park the vehicles using the parking facility.

2115.12 A permanent sign shall be posted at each entrance in full view of the public that states: "Attendant assisted parking is required by the District of Columbia Zoning Regulations." The sign shall also state the hours during which attendant parking is required. The sign shall have a white background, with black lettering that is no less than two inches (2 in.) in height.

N/A per 2115.9.

2115.13 All parking areas and spaces provided under § 2115.9 shall be designed and operated so that sufficient access and maneuvering space is available to permit the parking and removal of any vehicle without moving any other vehicle onto public space.

N/A per 2115.9; however, sufficient access and maneuvering space is available to permit the parking and removal of any vehicle without moving any other vehicle onto public space.

2115.14 Where aisles are provided, the aisles shall meet the design requirements stipulated in §§ 2117.5 and 2117.6.

N/A per 2115.9.

In the alternative, the aisle is 14 ft wide and Applicant requests relief with regard to 2115.14.

2115.15 All other requirements for parking, including but not limited to minimum height clearances and landscaping requirements, shall remain applicable.

To the best of Applicant's knowledge, the lot is compliant with 2115.15

2115.16 In the event parking by attendants as required in § 2115.11 is discontinued, parking shall then be provided as otherwise required in these regulations. The applicant for a parking facility under this subsection shall submit a parking plan on a medium acceptable to the Zoning Administrator that demonstrates how parking shall be provided in the event the attendant parking is discontinued.

The parking lot will not be managed by employed attendants who park the vehicles using the parking facility.

See drawing attached.

2115.17 No individual area shall be considered a part of the required parking area where the minimum lesser dimension is less than seven feet (7 ft.) or where the minimum greater dimension is less than fourteen feet (14 ft.) in rectangular area, exclusive of column obstructions.

To the best of Applicant's knowledge, the lot is compliant with 2115.17

2115.18 For the purpose of § 2115.9, a commercial building or structure shall include any building or structure where eighty percent (80%) or more of the gross floor area is devoted to a use other than a dwelling, flat, multiple dwelling, rooming or boarding house, community-based residential facility, or hospital.

N/A.

2117 ACCESS, MAINTENANCE, AND-OPERATION

2117.1 The parking spaces required by this chapter shall be provided and maintained so long as the structure that the parking spaces are designed to serve exists.

N/A.

2117.2 Required parking spaces shall not be reduced in total extent after their provision except upon approval of the Board of Zoning Adjustment and then only after proof that the parking spaces provided are no longer needed by reason of a reduction of employees, seats, gross floor area, dwelling units, or any other standard applicable to the use set forth in the regulations; provided the Board may impose any condition it deems necessary to ensure the addition of parking spaces in case of a subsequent increase in employees, seats, gross floor area, dwelling units, or any other unit of

measurement.

N/A.

2117.3 All required parking spaces shall be clearly striped and lined according to the dimensions specified in § 2115. Durable materials that are all-weather shall be used. Striping shall be maintained for as long as the parking spaces requiring the striping are in existence.

To the best of Applicant's knowledge, the lot is compliant with 2117.3.

2117.4 Except as provided in §§ 2117.5 and 2117.6, each required parking space shall be accessible at all times directly from improved alleys with a minimum width of ten feet (10 ft) or improved public streets via graded and unobstructed private driveways that form an all-weather surface.

To the best of Applicant's knowledge, the lot is compliant with 2117.4. Surfacing compliant with 2117.10 will be completed promptly after Applicant is granted the requested special zoning exception and all necessary parking lot license(s) and permit(s).

2117.5 Except as provided in §§ 2115.9 through 2115.18 and 2117.6, when required parking spaces are so arranged that an aisle is required for accessibility or maneuvering space between rows of two (2) or more parking spaces, or between a row of two (2) or more parking spaces and the perimeter of the area devoted to parking spaces, the aisle shall have a clear width of not less than twenty feet (20 ft.) or ninety degree (90°) angle parking, and not less than seventeen feet (17 ft.) for angle parking that is sixty degrees (60°) or less as measured from the center line of the aisle

The aisle is 14 ft. wide. Applicant requests relief with regard to 2117.5.

2117.6 Aisle widths as prescribed in § 2117.5 serving compact car spaces exclusively shall have a clear width of not less than twenty feet (20 ft.) for ninety degree (90°) angle parking and not less than sixteen feet (16 ft.) for angle parking that is sixty degrees (60°) or less as measured from the center line of the aisle.

N/A. There will be no compact parking spaces.

2117.7 The public rights-of-way as well as private walkways and driveways shall be protected from vehicular encroachment from all parking spaces by wheel bumper guards, curbs, guard rails, or screening between the property line and the perimeter of the parking area. Parking shall be designed so that no vehicle or any part thereof shall project over any lot line or building line.

To the best of Applicant's knowledge, the lot is compliant with 2117.7.

2117.8 A driveway that provides access to required parking spaces shall meet the following standards:

- (a) It shall have a maximum grade of not more than twelve percent (12%) with a vertical transition at the property line;

To the best of Applicant's knowledge, the lot is compliant with 2117.8(a).

(b) A driveway serving a one-family dwelling or flat or that otherwise serves only one parking space shall be not less than seven feet (7 ft.) in width;

N/A.

(c) A driveway serving any use other than a one-family dwelling or flat or serving more than one (1) parking space shall be as follows:

(1) Not less than twenty-five feet (25 ft.) from a street intersection as measured from the intersection of the curb line extended;

To the best of Applicant's knowledge, the lot is compliant with 2117.8(c)(1).

(2) Not less than twelve feet (12 ft.) in width if designed for one-way circulation or fourteen feet (14 ft.) if designed for two-way circulation; and

To the best of Applicant's knowledge, the lot is compliant with 2117.8(c)(2).

(3) Not more than twenty-five feet (25 ft.) in width.

To the best of Applicant's knowledge, the lot is compliant with 2117.8(c)(3).

(d) A driveway that provides access directly from a street to a row dwelling or a flat shall be a minimum of twenty-eight feet (28 ft.) from all adjacent driveways that provide access directly from a street to a row dwelling or a flat, as measured from the nearest edge of each such driveway opening.

N/A.

2117.10 All open parking spaces, including access aisles, driveways, and ramp areas shall be surfaced and maintained with an all-weather surface. In addition to traditional impervious surfaces, allowable all weather surfaces include porous (or pervious) concrete, porous asphalt, and/or mechanically-reinforced grass, excluding grass or gravel.

Surfacing compliant with 2117.10 will be completed promptly after Applicant is granted the requested special zoning exeption and all necessary parking lot license(s) and permit(s).

2117.11 Landscaping with trees and shrubs shall be provided for all open parking spaces provided on a lot where there are more than ten (10) open parking spaces provided collectively as accessory to any building or structure. The landscaping shall cover a minimum of five percent (5%) of the total area devoted to parking, including aisles and

driveways. The landscaping shall be maintained in a healthy, growing condition.

N/A. See drawing attached.

2117.12 The open parking spaces shall be screened from all contiguous residential property located in an R-1, R-2, R-3, R-4, R-5-A, or SP District by a solid brick or stone wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high or by evergreen hedges or evergreen growing trees that are thickly planted and maintained and that are at least forty-two inches (42 in.) in height when planted.

N/A. There is no contiguous residential property.

2117.13 Any lighting used to illuminate open parking spaces shall be so arranged that all direct rays of lighting are confined to the surface of the paved area devoted to parking.

There will be no lighting other than the existing municipal street lights already in place.

2117.14 Detailed plans shall be submitted to the D.C. Department of Transportation for approval of all curb cuts and driveway openings, to ensure that compliance with these regulations does not conflict with the responsibility of the Department to protect safety in the public space.

N/A. There will be no curb cuts or driveway openings.

2117.15 Required parking spaces for a gasoline service station permitted as a matter of right may be arranged so that all spaces are not accessible at all times. All parking spaces provided under this subsection shall be designed and operated so that sufficient access and maneuvering space is available to permit the parking and removal of any vehicle without moving any other vehicle onto public space.

N/A.

2117.16 Required parking spaces for a Police Department General Facility or Police Department Local Facility may be arranged so that all spaces are not accessible at all times.

N/A.

2303 PARKING LOTS

2303.1 A parking lot in any district shall conform to the following provisions:

- (a) All areas devoted to driveways, access lanes, and parking areas shall be surfaced and maintained with an all-weather surface. In addition to traditional impervious surfaces, allowable all weather surfaces include porous (or pervious) concrete, porous asphalt, and/or mechanically-reinforced grass, excluding grass or gravel;

Surfacing compliant with 2303.1(a) will be completed promptly after Applicant is granted the requested special zoning exception and all necessary parking lot license(s) and permit(s).

(b) The parking lot shall be designed so that no vehicle or any part of a vehicle projects over any lot line or building line;

To the best of Applicant's knowledge, the lot is compliant with 2303.1(b).

(c) 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 the use or structure is otherwise permitted in the district in which the parking lot is located;

To the best of Applicant's knowledge, the lot is compliant with 2303.1(c).

(d) No vehicular entrance or exit shall be within forty feet (40 ft.) of a street intersection as measured from the intersection of the curb lines extended;

To the best of Applicant's knowledge, the lot is compliant with 2303.1(d).

(e) Any lighting used to illuminate a parking lot or its accessory buildings shall be arranged so that all direct rays of the lighting are confined to the surface of the parking lot; and

There will be no lighting other than the existing municipal street lights already in place.

(f) The parking lot shall be kept free of refuse and debris and shall be landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping with trees and shrubs shall cover a minimum of five percent (5%) of the total area of the parking lot, or an area as determined by the Board of Zoning Adjustment for a parking lot otherwise requiring Board approval.

The parking lot is and shall be kept free of refuse and debris. Landscaping compliant with 2303.1(f) will be completed promptly after Applicant is granted the requested special zoning exception and all necessary parking lot license(s) and permit(s).

2303.2 In addition to the requirements of § 2303.1, a parking lot located in an R-1, R-2, R-3, R-4 or R-5-A District, and a parking lot located in any other district where such parking lot is contiguous to an R-1, R-2, R-3, R-4, or R-5-A District, shall be screened from all contiguous residential property located in the R-1, R-2, R-3, R-4, or R-5-A District by a solid brick or stone wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high or by evergreen hedges or evergreen trees that are thickly planted and maintained and at least forty-two inches (42 in.) in height when planted.

N/A. There are no contiguous residential properties.

(a) The parking lot shall be screened from all contiguous residential property located in an R-1, R-2, or R-3 District by a solid masonry wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high; and

N/A.

(b) All parts of the lot not devoted to parking areas, driveways, access lanes, attendant's shelter, or required screening walls shall be kept free of refuse and debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

The parking lot is and shall be kept free of refuse and debris. Paving and/or landscaping compliant with 2303.2(b) will be completed promptly after Applicant is granted the requested special zoning exception and all necessary parking lot license(s) and permit(s).

2303.3 If approved by the Board of Zoning Adjustment as a special exception under § 3104, the conditions in § 2303.2 may be waived or modified.

Applicant acknowledges 2303.3.

2303.4 Before authorizing a waiver or modification, the Board shall consider:

(a) The adequacy of protective and screening walls located on adjacent residential property;

(b) Topographic and traffic conditions; and

(c) Any adverse effect the requested waiver or modification of standards may have on adjacent residential property.

Applicant acknowledges 2303.4.

2303.5 The Board may require any special treatment of the premises that it deems necessary to protect the value of adjacent property.

Applicant acknowledges 2303.5.

