

BZA APPLICATION NO 18614
APPLICANT'S PROPOSED CONDITIONS OF APPROVAL

- 1 Approval shall be for a period of ten years
- 2 The layout of the site shall be in accordance with the revised site plan marked as Exhibit No 25 of the record
- 3 The uses of Lots 805 and 806 shall be restricted to the following.
 - A The parking lot is intended for use by the tenants of the adjacent warehouse to the south. No commuter parking or public parking use, other than employees of the neighborhood properties, will be permitted at this facility at any time
 - B No vehicle maintenance, storage of equipment or dumping of trash or other refuse and debris will be permitted on the site
 - C Access to the parking lot may remain open during tenant business hours The lot will be locked or access will be otherwise automatically controlled during non-tenant business hours
 - D Any lots not used for parking must be chained and locked
 - E The parking lot surfaces will remain paved and in good working condition
- 4 Lighting shall not be required at the site, but may be provided
- 5 If Lots 28 and 29, located to the north of the facility and currently owned by the Applicant, are developed in the future, the Applicant shall notify the Board, and a further proceeding will be initiated in order to consider whether and to what extent an additional landscaped buffering between the residential and commercial land use is necessary
- 6 The applicant shall maintain signage on the lot directing all vehicles exiting the lot to turn right on 31st Street, heading south toward V Street
- 7 All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an approved impervious or pervious surface
- 8 No vehicle or any part thereof shall be permitted to project over any lot or building line, or on or over the public space
- 9 All parts of the lot shall be kept free of refuse or debris and shall be paved and landscaped Landscaping and lawn areas shall be maintained in a healthy growing condition and in a neat and orderly appearance

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- 10 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 structure is otherwise permitted in the zoning district in which the parking lot is located

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