

Appeal #2124

PUBLIC HEARING—May 20, 1948

Mr. Clouser

I move that the following Order be entered:

ORDERED:

That the appeal of The Riggs National Bank for a variance from the use provisions of the "A" Restricted Area District to permit a temporary automobile parking lot in conjunction with the bank at 3808 Morrison Street, N.W., lots 28 and 73, square 1859, be conditionally granted.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's property is improved with a dwelling which for a number of years was occupied as a dwelling and dentist office by the appellant who resided on the premises. More recently, under authority of an order of the Zoning Commission promulgated in 1937, a part of the first floor has been leased for the office of a dentist other than the person residing on the premises. The property is directly on site land zoned in the First Commercial Use District which is improved with a gasoline service station with two vehicular driveways opening into Morrison Street. Property immediately east of appellant's land is also zoned First Commercial and is improved with a bank building.

(2) This property which is sixty feet in width and abutting the south side Morrison Street was the subject of Zoning Commission hearing for a proposed change from Residential to First Commercial in October of last year. As the result of this hearing, inspection by the full Commission, and recommendation of the Zoning Advisory Council, the request for zoning change was denied. The Commission, however, found that due to the unusual physical conditions surrounding the property, and the fact that it is obviously transitional in character, that other than residential use of it should be considered only upon the basis of parcels contemplated by the zoning act which is properly a function of the Board of Zoning Adjustment. The applicant was advised accordingly with the suggestion of

adequate and complete remedy before the Board of Zoning Adjustment.

(3) Appellany contemplates the razing of the existing building on lots 28 and 73 and using the lot for automobile parking of patrons of the bank building which is located adjacent on Connecticut Avenue. Appellant further proposes at some future time to remodel the west side of the bank building to provide teller windows for use as a drive in bank.

(4) There was objection to the granting of this appeal registered at the public hearing by the owner of improvements immediately adjacent to the west and by another property owner also residing on Morrison Street.

OPINION:

In view of the above conditions surrounding the property the Board is of the opinion that the strict application of the regulations will result in peculiar and exceptional practical difficulties and undue hardship upon the owner. The Board is of the further opinion that this relief can be granted without substantial detriment to the public good, and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and map, provided:

- (a) The lot shall be graded, surfaced, and maintained in accordance with platting and plat plan on file with the Board.

Mr. Chamberlain I second the motion. Motion carried unanimously.

(C O P Y)

Appeal #4927

PUBLIC HEARING—Oct. 23, 1957

Mr. Clouser:

I move that the following Order be entered:

ORDERED:

That the appeal of William Y. Brady, owner, on behalf of The Riggs National Bank of Washington, D. C., contract purchaser, to extend the banks automobile parking lot to include premises 3810 Morrison Street, N.W., lot 57, square 1859, be granted for the following reasons and subject to the condition hereinafter set forth:

(1) As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds that the use of this property for the temporary parking of automobiles is reasonably necessary and convenient to the neighborhood, and that its use for that purpose will not interfere unreasonably with the most appropriate use of neighboring property under the zone plan, as the lot in question is a continuation of an existing lot adjoining to the east, said lot being necessary in this area to provide off-street parking accommodations for patrons of the Bank which faces onto Connecticut Avenue. Furthermore, on street and off street parking facilities in this area are extremely limited as shown by evidence presented to this Board. Furthermore, this lot will alleviate on street parking in this residential neighborhood to the benefit of those persons residing in the immediate neighborhood.

(2) There was opposition to the granting of this appeal as well as persons who appeared in favor. Some of this opposition was to the use of the alley by those persons using the parking facilities. The Board has approved the plat layout of this lot to preclude use of alley facilities which, in the opinion of the Board, should alleviate to a great extent the opposition registered. We believe that the benefits from this lot as proposed and "laid out" will far exceed any

detrimental effect on the neighborhood.

This Order shall be subject to the following conditions:

(a) The parking arrangement shall be in accordance with plat on file with the Board dated 10/30/57.

(b) Permit shall issue for a period of five 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.

(c) The five year permission granted under the terms of this order shall apply also to lots 28 and 73 adjoining, which permission was granted 5/20/48, under appeal #2124, and shall run concurrently with appeal #4927.

Mr. Nolen: I second the motion. Motion carried with Mr. Schwab not voting.

Appeal #5665

PUBLIC HEARING—Oct. 26, 1959

Mr. Glouser

I move that the following Order be entered:

ORDERED:

That the appeal of June M. Egnor to provide accessory parking on a lot elsewhere than on the lot on which the main use is permitted at 3817 Morrison St. N.W., lot 809, square 1859 for the building located at 5536-38 Connecticut Avenue, N.W., be granted for the following reasons and subject to the conditions hereinafter set forth:

(1) As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds that the parking compound is located well within the 200 foot clause of paragraph (a) of section 3101.411 of the Zoning Regulations, being to the rear of the building across an alley therefrom.

(2) We find that it is economically impracticable to locate the parking within the principal building which is in place, and further, there is insufficient land to provide on the same lot with the building.

(3) We feel that, subject to the conditions imposed herein, the parking spaces are so located and all facilities in relation thereto are so designed that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions.

(4) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(5) There was objection to the granting of this appeal registered at the public hearing.

This Order shall be subject to the following conditions:

- (a) The parking spaces authorized under the terms of this Order are required parking spaces which will make necessary the providing of a covenant running with the land reciting in whatever detail is ~~legally~~ legally necessary, continued usage thereof for such purposes and for no other use.
- (b) Appellant shall erect a solid masonry wall at least 12 inches thick and 42 inches high on the south and west sides of the parking lot.
- (c) Appellant shall provide a 10 inch high concrete coping along the north side of the lot adjacent to the alley.
- (d) There shall be no openings through the lot onto Morrison Street.

Occupancy permit shall not issue until all conditions of this Order are met and complied with. Further, the Board reserves the right to direct revocation of the occupancy permit upon proper showing that any terms or conditions of this Order have been violated.

Mr. Schwab I second the motion. Motion unanimously carried.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- December 14, 1966

Appeal No. 9053 Riggs National Bank, 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 18, 1967.

EFFECTIVE DATE OF ORDER -- July 19, 1967

ORDERED:

That the appeal for permission to establish a parking lot in conjunction with existing parking at 3814 Morrison Street, NW., lot 78, square 1859, be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-2 District.
- (2) The Board inspected the property on December 12, 1966 and found it to be improved with an occupied two-story frame dwelling.
- (3) The Bank proposes to extend its present parking lot westward a distance of 28 feet to provide for the installation of two TV teller drive-in stations at the present bank facility. The landscaping of the present parking lot will be extended to the addition.
- (4) The Bank is located on a lot east of and adjacent the present lot.
- (5) The dwelling on lot 78 will be razed and the lot used to provide an entrance to the parking lot and the TV teller stations. The installation of the teller stations requires a modification of the present entrances and exits.
- (6) The Board of Zoning Adjustment previously granted the bank use of lots for accessory off-street parking in Appeal Nos. 2124, 4927 and 5665.

(7) The lot will be used exclusively by customers of the bank and open only during banking hours. When closed, the lot will be chained. An attendant will be on duty during banking hours.

(8) By letter dated December 16, 1966, the Department of Highways and Traffic suggested that the bank use the following operational scheme:

"The new driveway, the westerly one, should be designated as 'in only'. Both existing driveways should be designated as 'out only'.

"An operational scheme such as this should provide sufficient storage space for vehicles waiting for the drive-in stations, thus eliminating or at least minimizing any potential back-up onto Connecticut Avenue."

(9) Appellant revised the plans to comply with the suggestions of the Highway Department (See Exhibit No. 17a).

(10) By letter dated January 16, 1967 (See Exhibit No. 17) the Department of Highways and Traffic indicates that it has reviewed the new plans and accepted them. "The revised proposed operational scheme for ingress and egress to the parking lot and drive-in teller stations, as agreed upon with Mr. McCormack, Vice President of the Riggs National Bank, is satisfactory."

(11) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that the granting of this application is within the purpose and intent of the Zoning Regulations and that the proposed extension of this accessory parking will be in harmony with the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring and adjoining property. Further, the parking lot is reasonably necessary and convenient to the use it is proposed to serve.

This Order shall be subject to the following conditions:

- (a) All areas devoted to driveways, access lanes and parking areas shall be paved with materials which form an all-weather impervious surface.
- (b) The parking area and adjoining area free from refuse and debris, and the landscaping shall be maintained in a healthy, growing condition and in a neat orderly appearance.
- (c) The lot will be chained off at all times except during banking hours, and its use will be supervised at all times when it is open.
- (d) No vehicle or any part thereof shall project over any lot line or building line.
- (e) Any lighting used to illuminate parking or the accessory teller stations shall be so arranged that all direct rays of light are confined to the surface of the parking lot.
- (f) Development of the parking lot shall be in accordance with Exhibit No. 17a.

Before the Board of Zoning Adjustment

Application No. 11726 of the Riggs National Bank, pursuant to Section 8207.2 of the Zoning Regulations, for permission to continue operation of a parking lot in the R-2 and C-1 zones, as provided by Section 3101.48, at premises 3808-3810 and 3814-3816 Morrison Street, N. W., Lot 95, Square 1859.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District in part and in a C-1 District in part.

2. The property is currently used as an automobile parking lot, with drive-in banking facility, which is an ancillary to the Chevy Chase Branch of the Riggs National Bank located at Connecticut Avenue and Morrison Street, N. W.

3 Applicant proposes to continue the auto parking lot for a period of five (5) years.

4. No objection to the granting of this application was registered prior to or at the Public Hearing.

5. The Department of Highways and Traffic offers no objection to the granting of this application.

CONCLUSIONS OF LAW

We are of the opinion that the continuance of this parking facility 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.

ORDERED:

That the above application be CONDITIONALLY GRANTED for a period of five (5) years

This Order shall be subject to the following conditions

a. Permit shall be issued for a period of five (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. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

~

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping plans must be approved by the Department of Highways & Traffic. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. 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.

h. 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.

VOTE:

3-0 (Lilla Burt Cummings and Martin Klauber not present,
not voting)

HEARING DATE September 18, 1974

EXECUTIVE SESSION September 24, 1974

Application No. 11726
Page 3

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:


✓ JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: OCT 02 1974

THAT 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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No 13002, of The Riggs National Bank of Washington, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.48 to continue to operate a parking lot in the R-2 and C-1 Districts at the premises 3808-3810 and 3814-3816 Morrison Street, N.W. (Square 1859, Lot 95).

HEARING DATE: July 25, 1979

DECISION DATE: July 25, 1979 (Bench-Decision)

FINDINGS OF FACT:

1. The subject property is located on the south side of Morrison Street just west of Connecticut Avenue. It is in part in the R-2 and C-1 Districts.

2. The property presently serves as a parking lot for customers of the Riggs National Bank located immediately adjacent to the lot to the east at the intersection of Connecticut Avenue and Morrison Street, N.W.

3. The applicant proposes a continuation of a parking facility at this location.

4. The lot provides for twenty-eight cars, and is open only during the hours the bank is open. The lot is supervised by an attendant on duty during those hours.

5. The applicant may maintain a parking facility as a matter-of-right on the C-1 portion of the lot, provided the provisions of Article 74 of the Zoning Regulations are met. The Board finds that the portion of the lot within the C-1 District is not before the Board.

6. The lot is contiguous to and is located entirely within 200 feet of a commercial district.

7. The applicant has complied with all of the requirements of Article 74.

Application No. 13002

Page 2

8. The application was referred to the Department of Transportation on June 19, 1979. No report from the Department was received by the Board.

9. The subject lot has existed and operated with BZA approval since 1955.

10. Testimony of surrounding property owners at the time of public hearing revealed that the lot is supervised with a very conscientious attendant, and is very well landscaped and maintained.

11. There was no written report from Advisory Neighborhood Commission 3G on this application.

12. There was one letter from an owner of property on Morrison Street noting problems caused by congestion of cars waiting to use the drive-in parking facility. The Board finds that the drive-in windows are on the C-1 portion of the lot, and are not directly before the Board. The Board finds that the driveway for these windows is as long as possible given the configuration of the applicant's property. Based on testimony at the hearing, the Board further finds that any congestion or traffic problems created is minimal and is of only short duration and that the bank has taken all reasonable measures to avoid adverse traffic impacts.

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing finding of fact and the evidence of record, the Board concludes that the applicant has substantially meet the requirements of Paragraph 3101.48. The Board concludes that continuation of this parking facility will not create dangerous or otherwise objectionable traffic conditions. The Board further concludes that the present character or future development of the surrounding neighborhood will not be adversely effected. The applicant complies presently with the provisions of Article 74, and the lot is reasonably necessary and convenient to the facility it proposes to serve. The Board notes that this is an exceptionally well maintained and well run facility. Accordingly, it is hereby ORDERED that the application be APPROVED subject to the following CONDITIONS.

- a Approval shall be for a period of TWO YEARS from the date of the expiration of the previous certificate of occupancy.

OCT 12 1979

Application No. 13002

Page 3

- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. 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.
- g. 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
- h. 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.

VOTE 4-0 (Charles R. Norris, William F. McIntosh, Chloethiel Woodard Smith and Leonard L. McCants to GRANT).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY



STEVEN E. SPIER
Executive Director

FINAL DATE OF ORDER 27 SEP 1979

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13520, of the Riggs National Bank of Washington, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.48 to continue to operate a parking lot in the R-2 and C-1 Districts at the premises 3808 - 3810 and 3814-3816 Morrison Street, N. W., (Square 1859, Lot 95).

HEARING DATE: July 15, 1981

DECISION DATE: September 2, 1981

FINDINGS OF FACT:

1. The subject property is located on the south side of Morrison Street just west of Connecticut Avenue. It is in part in the R-2 and part in the C-1 Districts.

2. The subject property is used as a parking lot pursuant to Certificate of Occupancy No. B-117657, as authorized by BZA Order No. 13002. The approval will expire on October 2, 1981. The applicant filed this timely and prompt application for renewal on May 8, 1981.

3. The property presently serves as a parking lot for customers of the Riggs National Bank located immediately adjacent to the lot to the east at the intersection of Connecticut Avenue and Morrison Street, N. W.

4 The applicant proposes a continuation of a parking facility at this location. The portion of the lot in the C-1 District is occupied in part by two drive-up teller facilities.

5 The lot provides parking for twenty-eight cars, and is open only during the hours the bank is open. The lot is supervised by an attendant on duty during those hours.

6 The applicant may maintain a parking facility as a matter-of-right on the C-1 portion of the lot, provided the provisions of Article 74 of the Zoning Regulations are met. The Board finds that the portion of the lot within the C-1 District is not before the Board

7 The lot is contiguous to and is located entirely within 200 feet of a commercial district.

8. The parking area and the aisles and driveways are paved with all-weather, water-impervious black topping.

9. Curbing inside the lot prevents any parked cars from extending beyond any lot line or building restriction line.

10. Except for a roof erected above the drive-in banking machines, there are no structures on the property.

11. There are two entrances to the parking lot, one of which serves as a direct access to the drive-in banking facility, and there are two exits. All entrances and exits are on Morrison Street. The intersection which is closest to the parking lot is Connecticut Avenue and Morrison Street, and it is approximately 150 feet from the exit leading from the drive-in banking facility. The other exit and the two entrances are farther away from this intersection.

12. Lighting for this parking area is provided by eight light posts, each of which is capped so as to direct the light down onto the surface of the parking area.

13. The property is screened by a painted concrete wall, which in several sections is topped by a solid wood picket fence. The height of the wall varies, but at no point is it less than forty-two inches high. The wall is more than twelve inches thick.

14. The property is maintained free of refuse and debris. The circumference of the parking area is planted with shrubs and trees, all of which are healthy and growing.

15. There is sufficient space on the lot to provide two wider parking spaces to accommodate handicapped spaces.

16. The subject lot has existed and operated with BZA approval since 1955.

17. In its orders of October 2, 1974 and July 25, 1979, the Board found that the subject lot was "reasonably necessary and convenient to other uses in the vicinity." Since neither the character of the Riggs lot nor the nature of other uses in the vicinity has changed, the lot continues to be "reasonably necessary and convenient."

18. The parking lot property is surrounded by the Chevy Chase Branch of the Bank on its east side, by a public alley on the south, by Morrison Street and Connecticut Avenue. Because of this location, it is unlikely that the continued usage of this property would cause objections because of noise, traffic or other condition 20

19. The D. C. Department of Transportation, by memorandum dated June 30, 1981, reported that it had reviewed the application and identified no adverse impacts. The lot is used for short term parking for bank customers. The lot was observed by the DOT to be clean and in good condition. The DOT had no objection to the granting of the continued use. The Board concurs with the finding and recommendation of the DOT.

20. There was no report from Advisory Neighborhood Commission 3-G on this application.

21. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION

Based on the findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception. In order to be granted such an exception, the applicant must demonstrate that it has complied with the requirements of Paragraph 3101.48 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the applicant has so complied.

The Board concludes that continuation of this parking facility will not create dangerous or otherwise objectionable traffic conditions. The Board further concludes that the present character or future development of the surrounding neighborhood will not be adversely effected. The applicant complies presently with the provisions of Article 74, and the lot is reasonably necessary and convenient to the facility it proposes to serve. The Board notes that this is an exceptionally well maintained and well run facility.

The Board further concludes that the special exception can be granted as in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said regulations and maps. It is therefore ordered that the application is granted, SUBJECT to the following CONDITIONS.

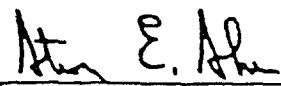
1. Approval shall be for a period of five YEARS from the the date of expiration of the previous Certificate of Occupancy which may be renewed at the discretion of the Board upon the filing of a proper application.
- 2 Two spaces of the five spaces on the west side of the lot and closest to the entrance to the bank shall be widened, marked for and reserved for the handicapped
- 3 All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface

4. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
5. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
6. 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.
7. 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.
8. 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.

VOTE: 5-0 (Lindsley Williams, William F. McIntosh, Charles R. Norris, Douglas J. Patton and Connie Fortune to grant).

BY ORDER OF THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER. 15 OCT 1981

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTI

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14484, of the Riggs National Bank of Washington, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.48 to continue to operate a parking lot in the R-2 and C-1 Districts at the premises 3808-3816 Morrison Street, N.W., (Square 1859, Lot 95).

HEARING DATE: October 15, 1986
DECISION DATE: October 15, 1986 (Bench Decision)

FINDINGS OF FACT.

1. The subject property is located on the south side of Morrison Street just west of Connecticut Avenue. It is part in the R-2 and part in the C-1 Districts.
2. The subject property is used as a parking lot pursuant to Certificate of Occupancy No. B-138146, as authorized by BZA Order No. 13520. The approval will expire on October 2, 1986. The applicant filed this timely and prompt application for renewal on July 9, 1986.
3. The property presently serves as a parking lot for customers of the Riggs National Bank located immediately adjacent to the lot to the east at the intersection of Connecticut Avenue and Morrison Street, N.W.
4. The applicant proposes a continuation of a parking facility at this location. The portion of the lot in the C-1 District is occupied in part by two drive-up teller facilities.
5. The lot provides parking for twenty-eight cars, and is open only during the hours the bank is open. The lot is supervised by an attendant on duty during those hours. The lot is chained off during hours it is not in operation.
6. The applicant may maintain a parking facility as a matter-of-right on the C-1 portion of the lot, provided the provisions of Article 74 of the Zoning Regulations are met. The Board finds that the portion of the lot within the C-1 District is not before the Board.
7. The lot is contiguous to and is located entirely within 200 feet of a commercial district.

8. The parking area and the aisles and driveways are paved with all-weather, water-impervious black topping.

9. Curbing inside the lot prevents any parked cars from extending beyond any lot line or building restriction line.

10. Except for a roof erected above the drive-in banking machines, there are no structures on the property. A sign located on the lot illegally was removed by the applicant prior to the public hearing.

11. There are two entrances to the parking lot, one of which serves as a direct access to the drive-in banking facility, and there are two exits. All entrances and exits are on Morrison Street. The intersection which is closest to the parking lot is Connecticut Avenue and Morrison Street, and it is approximately 150 feet from the exit leading from the drive-in banking facility. The north exit and the two entrances are farther away from this intersection

12. Lighting for this parking area is provided by eight light posts, each of which is capped so as to direct the light down onto the surface of the parking area.

13. The property is screened by a painted concrete wall, which in several sections is topped by a solid wood picket fence. The height of the wall varies, but at no point is it less than ~~forty-two~~ inches high. The wall is more than twelve inches thick.

14. The property is maintained daily between the hours of 9 00 A.M. through 3-00 P.M. to keep it free of refuse and debris. The circumference of the parking area is planted with shrub and trees, all of which are healthy and growing and maintained by a professional landscaping firm.

15. There is sufficient space on the lot to provide two wider parking spaces to accommodate handicapped spaces.

16. The subject lot has existed and operated with BZA approval since 1955.

17. In its prior orders, the Board found that the subject lot was "reasonably necessary and convenient to other uses in the vicinity." Since neither the character of the Riggs lot nor the nature of other uses in the vicinity has changed, the lot continues to be "reasonably necessary and convenient."

18. The parking lot property is surrounded by the Chevy Chase Branch of the Bank on its east side, by a public alley on the south, by Morrison Street and Connecticut Avenue. Because of this location, it is unlikely that the continued

usage of this property would cause objections because of noise, traffic of other conditions.

19. The D.C. Department of Public Works, by memorandum dated September 23, 1986, reported that it had reviewed the application and identified no adverse impacts. The lot is used for short term parking for bank customers. The lot was observed by the DPW to be clean and in good condition. The DPW had no objection to the granting of the continued use. The Board concurs with the finding and recommendation of the DPW.

20 Advisory Neighborhood Commission (ANC) 3G, by memorandum dated September 8, 1986, recommended approval of the special exception for a period of five years with the same conditions imposed by the Board's previous orders.

21 There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

Based on the findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception. In order to be granted such an exception, the applicant must demonstrate that it has complied with the requirements of Paragraph 3101.48 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the applicant has so complied.

The Board concludes that continuation of this parking facility will not create dangerous or otherwise objectionable traffic conditions. The Board further concludes that the present character or future development of the surrounding neighborhood will not be adversely effected. The applicant complies presently with the provisions of Article 74, and the lot is reasonably necessary and convenient to the facility it proposes to serve. The Board notes that this is an exceptionally well maintained and well run facility.

The Board further concludes that the special exception can be granted as in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said regulations and maps. It is therefore ordered that the application is granted, SUBJECT to the following CONDITIONS

Approval shall be for a period of five years, terminating on October 2, 1991

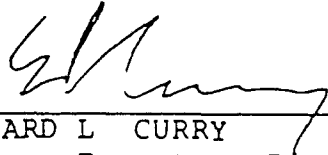
- 2 Two spaces of the five spaces on the west side of the lot and closest to the entrance to the bank shall continue to be marked for and reserved for the handicapped

3. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
4. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
5. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
6. 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.
7. 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.
8. 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.

VOTE 4-0 (William F. McIntosh, Patricia N. Mathews, Paula L. Jewell and Carrie L. Thornhill to grant; Charles R. Norris not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY


EDWARD L. CURRY
Acting Executive Director

FINAL DATE OF ORDER

NOV 14 1986

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.

14484order/LJPN

Memorandum

Government of the District of Columbia

Edward L. Carr
Acting Executive Director
Zoning Secretariat

Department of Public Works
Policy and Planning

FROM

Wallace J. Cohen
Deputy Administrator

Date September 23, 1980

1984

SUBJECT

BZA Application 14484-Special exception to continue to
operate a parking lot in the R-2 and C-1 Districts

The applicant (Riggs National Bank of Washington) proposes to
continue the operation of a parking lot located at 3801-15
Morrison Street, N.W. (lot 95-square 1859) serving an existing
bank building on the same lot.

The Department of Public Works has no objections to the continued
use of the parking lot because it is needed to meet the parking
demand of the bank's customers and employees. If the parking lot
were not available, the residential community would be adversely
impacted because employees and customers would park on the street
system in the area. The Department encourages the use of
off-street parking facilities, especially in or near residential
communities so as not to infringe upon already limited residential
parking.

The applicant should assure that the parking lot is paved,
striped, landscaped and screened according to the standards
required under section 7104 of the D.C. Zoning Regulations.

100-1-100-181
100-1-100-182
100-1-100-183

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14768, of the Riggs National Bank of Washington, pursuant to 11 DCMR 3108.1, for a special exception under Section 212 to continue to operate a parking lot for bank customers in an R-2 and C-1 District at premises 3808-16 Morrison Street, N.W., (Square 1859, Lot 95).

HEARING DATE: March 16, 1988
DECISION DATE: March 16, 1988

FINDINGS OF FACT:

1. The site is located at 3808-16 Morrison St., N.W., (Square 1859, Lot 95).
2. A portion of the site is located in a R-2 District; the remaining portion is in a C-1 District.
3. The site serves as a parking lot for customers of the Riggs National Bank located on an adjacent property.
4. On November 14, 1986, the Board of Zoning Adjustment (BZA) issued Order No. 14484 authorizing a continuation of the use through October 2, 1981. The applicant failed to file an application for a Certificate of Occupancy (C.O.) before the Order expired.
5. The applicant proposes to continue using the site as a parking facility.
6. No portion of the lot is more than 200 feet from a commercial district.
7. The lot is contiguous to a commercial district.
8. The parking area, aisles, and driveways are paved with an all-weather impervious surface.
9. Curbing prevents any vehicle from extending over lot and building lines.
10. The only structure on the lot is a roof over the drive-in banking machines.
11. The nearest street intersection is 150 feet from a vehicular entrance or exit

12. All lighting is arranged to confine direct rays to the lot.

13. The property is landscaped and free of debris and refuse. All landscaping is healthy and growing.

14. The property is surrounded by a concrete wall which is topped by a solid wood picket fence in some sections. The wall is more than 12 inches thick and never less than 3 feet high.

15. The circumstances surrounding the application are no different from those which existed when BZA Order 14484 was issued.

16. The Department of Public Works (DPW) has no objection to the continued use, having found that the lot is needed to prevent the adverse impact which would result if customers and employees were made to park on surrounding streets. The Board concurs with this finding.

17. The Office of Planning (OP) recommended approval of the application based on the history of the site's use as a parking lot. The Board concurs with the OP's recommendation.

18. Advisory Neighborhood Commission 3G (ANC 3G) recommended that the application be granted for 3½ years to allow timely review of the lot's impact on the surrounding neighborhood. The ANC based its recommendation on the applicant's excellent record of operating and maintaining the lot. The Board concurs with the ANC's findings, but concludes that a five year continuance is sufficient to allow timely review.

19. There was no opposition to the application of record or at the public hearing.

CONCLUSIONS OF LAW AND OPINION:

Based on the Findings of Fact and the evidence of record, the Board concludes that the applicant is seeking a special exception. To be granted an exception the applicant must show that he has complied with Section 212, and Sub-section 3108.1 of the Zoning Regulations.

The Board concludes that a continuation of this facility will satisfy the conditions of Section 212 and Sub-section 3108.1 of the Zoning Regulations. The applicant has shown that it has complied with chapter 23, and that a continuation would not create dangerous or objectionable traffic conditions or adversely affect the future development of the neighborhood. The applicant has also shown that the parking lot is necessary and convenient to other uses in

the vicinity, in harmony with the general purpose and intent of the Zoning Regulations and Maps, and unlikely to adversely affect the use of neighboring property.

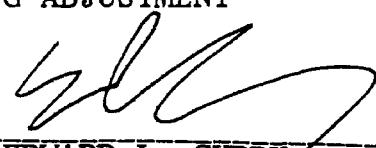
The Board concludes that it has accorded to the ANC the "great weight" to which it is entitled. It is therefore ORDERED that the application is GRANTED subject to the following CONDITIONS:

1. Approval shall be for a period of FIVE years.
2. Two spaces of the five spaces on the west side of the lot and closest to the entrance to the bank shall continue to be marked for and reserved for the handicapped.
3. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
4. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
5. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
6. 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.
7. 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.
8. 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.

VOTE: 3-0 (Paula L. Jewell, William F. McIntosh, and Carrie L. Thornhill to grant; Charles R. Norris not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY·



EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER·

JUNE 24 1988

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.

14768order/BJW29

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15920 of The Riggs National Bank of Washington D.C., pursuant to 11 DCMR 3108.1, for a special exception under Section 214 to continue to operate an accessory parking lot for bank customers in an R-2/C-1 District at premises 3808-16 Morrison Street, N.W. (Square 1859, Lot 95).

HEARING DATE: March 9, 1994
DECISION DATE: March 9, 1994 (Bench Decision)

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3G and to owners of property within 200 feet of the site.

The site of this application is located within the jurisdiction of ANC 3G. ANC 3G, which is automatically a party to this application, submitted a written statement of issues and concerns in support of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR 214. No person or entity appeared at the public hearing in opposition to this application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore ORDERED that this application is GRANTED, SUBJECT to the following CONDITIONS:

1. Approval shall be for a period of FIVE YEARS from the date of expiration of the Board's previous approval, that is from June 8, 1993.

2. Two spaces of the five spaces on the west side of the lot and closest to the entrance to the bank shall continue to be marked for and reserved for the handicapped.
3. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
4. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
5. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
6. 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.
7. 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.
8. 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.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 5-0 (Maybelle Taylor Bennett, Laura M. Richards, George Evans, Craig Ellis and Angel F. Clarens to grant).

BZA APPLICATION NO. 15920
PAGE NO. 3

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


MADELIENE H. ROBINSON
Director

FINAL DATE OF ORDER: MAR 24 1994

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

15920Order/SS/bhs

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

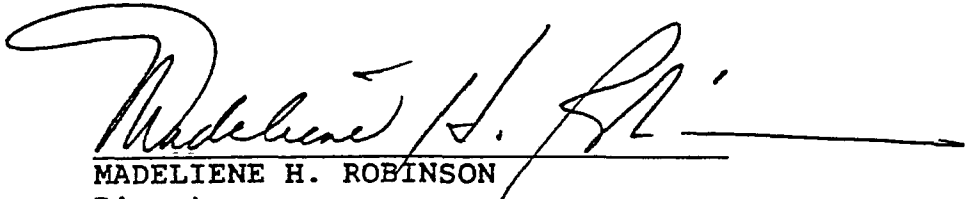


BZA APPLICATION NO. 15920

As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on MAR 24 1994 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Lynn F. Osman
Riggs National Bank
1503 Pennsylvania Avenue, N.W.
Suite 500
Washington, D.C. 20005

Anne M. Renshaw, Chairperson
Advisory Neighborhood Commission 3G
P.O. Box 6252
Washington, D.C. 20015


MADELIENE H. ROBINSON
Director

DATE: MAR 24 1994

15920Att/bhs

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



RECEIVED

AUG 27 1998

BANK PROPERTY
MANAGEMENT

Application No. 16359 of Riggs National Bank N.A., pursuant to 11 DCMR 3108.1, for a special exception under Section 214 for the continued use of an accessory parking lot of 27 spaces for customers in an R-2/C-1 District at premises 3808-16 Morrison Street, N.W. (Square 1859, Lot 95).

HEARING DATE: July 8, 1998
DECISION DATE: July 8, 1998 (Bench Decision)

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3G and to owners of property within 200 feet of the site.

The site of this application is located within the jurisdiction of ANC 3G. ANC 3G, which is automatically a party to this application, submitted a written statement of issues and concerns in support of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR Section 214. No person or entity appearing as a party to this case testified in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that this application be **GRANTED**, **SUBJECT** to the following **CONDITIONS**:

1. Approval shall be for **TEN YEARS**.
2. Two spaces of the five spaces on the west side of the lot and closest to the entrance to the bank shall continue to be marked for and reserved for the handicapped.
3. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

16359
Exhibit # 36

4. Bumper stops shall be erected and maintained for the protection of all buildings.
5. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
6. 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.
7. No other use shall be conducted from or upon the premises and no structure other than 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.
8. 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.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 3-0 (Betty King, Anthony Hood and Sheila Cross Reid to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: 
SHERI M. PRUITT-WILLIAMS
Interim Director

FINAL DATE OF ORDER: JULY 27, 1998

RECEIVED

AUG 27 1998

**BANK PROPERTY
MANAGEMENT**

BZA APPLICATION NO. 16359

PAGE NO. 3

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE FOR THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

Ord16359/JKN/bab

RECEIVED

AUG 27 1998

BANK PROPERTY
MAN - ENT

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA APPLICATION NO. 16359

As Interim Director of the Office of Zoning, I hereby certify and attest that on JUL 27 1998 a copy of the order entered on that date in this matter before the Board of Zoning Adjustment was mailed first class, postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Ms. Lynn Osman
Riggs National Bank
808 17th Street, N.W.
Washington, D.C. 20006

Anne M. Renshaw, Chairperson
Advisory Neighborhood Commission 3G
P.O. Box 6252
Northwest Station
Washington, D.C. 20015

Attested By:

A handwritten signature in cursive script, reading "Sheri M. Pruitt-Williams", written over a horizontal line.

SHERI M. PRUITT-WILLIAMS

Interim Director

Date of Approval: JUL 27 1998

RECEIVED

AUG 27 1998

BANK PROPERTY
MANAGEMENT

16359