Draft Conditions for BZA Application No. 17049

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. __ of the record.

3. Use of the lot shall be restricted as follows:

   a. All tractor trailers, contractor office trailers and other large commercial vehicles shall be restricted to the southern portion of the lot. No more than 10 tractor trailer vehicles parked on the site at any given time.

   b. Service vehicles for the tenant of the adjacent building shall be restricted to the northern portion of the facility.

   c. Employee passenger vehicles for the tenant of the adjacent building shall be restricted to the central portion of the facility.

   d. No commuter, fringe or public parking use, except by employees of neighboring properties, shall be permitted at this facility at any time.

   e. No vehicle maintenance, storage of equipment or dumping of trash or other refuse and debris shall be permitted on site.

   f. Twenty-four hour controlled parking by chain and padlock or attendant access shall be provided.

   g. The lots shall be periodically monitored or patrolled when unattended.

   h. Any lots not used for parking shall be chained and locked.

4. Lighting shall not be required at the site in accordance with the agreement between the applicant and the community.

5. Lots 28 and 29 located to the north of the facility, shall remain as a vacant landscaped buffer area between the residential and commercial land use. This area shall be maintained in a neat and orderly condition.

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.

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District of Columbia
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7. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weathered impervious 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 shall be maintained in a healthy growing condition and in a neat and orderly appearance.

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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