

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - July 16, 1969

Appeal No. 10102 National Auto Broker, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Arthur B. Hatton absent, the following Order was entered at the meeting of the Board on July 22, 1969.

ORDERED:

That the appeal for a variance from the use provisions of the R-1-B District to permit auto sales at 1205 Gallatin Street, NW., lot 3, Square 2929, be denied.

FINDINGS OF FACT:

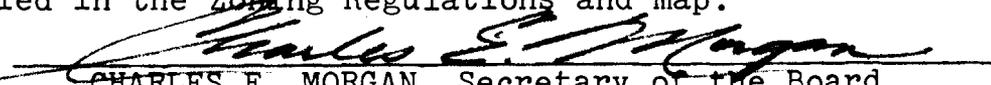
1. The subject property is located in an R-1-B District.
2. The property is improved with a single-family dwelling.
3. Appellant proposes to use the rear yard of the premises for the storage of automobiles which he sells in connection with adjoining property situated in a commercial district.
4. It is alleged that the principal storage of autos for wholesale purposes shall be without the District of Columbia.
5. Appellant alleges that the economic investment presents the hardship. It is undisputed that the subject property can be used for residential purposes.
6. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has failed to prove a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief cannot 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.

ATTESTED BY:


CHARLES E. MORGAN, Secretary of the Board