

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 15, 1969

Appeal No. 10200 Lefta Associates, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 21, 1969.

ORDERED:

That the appeal for variance from the use provisions of the SP District to permit C-3-B office use at 2000 N Street, NW., Lot 49, Square 99, be denied.

FINDINGS OF FACT:

1. The subject property is located in the C-3-B, SP, and R-5-D Districts.

2. The site has a total area of 36,258.78 square feet and is improved with a multi-story building.

3. The area of the site having the C-3-B classification is 14,278 square feet and the SP portion is 6,075 square feet. The remainder of the site is zoned R-5-D.

4. Appellant proposes to establish C-3-B office uses in the SP portion of the property.

5. No change is requested to permit residentially zoned property to be used for commercial purposes.

6. Appellant alleges that the requested relief will permit all non-residential uses to be devoted to the same or similar purposes.

7. No opposition to the granting of this appeal was registered at the public hearing.

Appeal No. 10200

May 14, 1970

PAGE 2

OPINION:

We are of the opinion that appellant has not proven 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.

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

ATTESTED:

By:



CHARLES E. MORGAN
Secretary of the Board