

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 12, 1970

Appeal No. 10496 Shoreham Hotel Corporation, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried with Mr. Harps dissenting, the following Order of the Board was entered at the meeting of August 18, 1970.

ORDERED:

That the appeal for variance from Section 1201 Definition "Hotel" to permit apartment building at 2501 Calvert Street, N.W., lot 31, Square 2132 as a hotel annex to Shoreham Hotel at 2500 Calvert Street, N.W. be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The property is improved with an apartment building known as the Tamealaine Apartments containing 108 units under Certificate of Occupancy No. 63784.
3. The appellant proposes to use the Tamerlaine Apartment Building as an annex to the Shoreham Hotel.
4. Under Section 1202 of the Zoning Regulations, "hotel" is defined as "a building or part thereof in which not less than 30 habitable rooms or suites are reserved exclusively for transient guests and where meals, prepared in a kitchen on the premises by the management or a concessionaire of the management may be eaten in a dining room accommodating simultaneously not less than 30 persons. Such dining room shall be communicating with the lobby. The term hotel shall not be interpreted to include a private club or a motel."
5. There are no dining facilities in the Tamerlaine Apartment Building. However, there are dining facilities in the Shoreham Hotel which the appellant proposes to use for the Tamerlaine.
6. The appellant amended his appeal to include a portion of the parking for the Tamerlaine in the garage which is used for parking by the Shoreham Hotel.

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7. There was opposition to the granting of this appeal registered at the public hearing by the Dupont Circle Citizens Association.

OPINION:

We are of the opinion that the 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 or undue hardship upon the owner.

Further, we find 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 Zoning Regulations as embodied in the Zoning Regulations and Map.

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

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board