

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 18, 1970

Appeal No. 10570 D.C. Redevelopment Land Agency, 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 November 24, 1970.

EFFECTIVE DATE OF ORDER - Dec. 16, 1970

ORDERED:

That the appeal for variance from the provisions of Section 7404.11 to permit parking lot to be paved with bluestone in lieu of impervious service at 14-20 G Street, NW., Lots 838,29,820, Square 625, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-3-B District.
2. The property is currently being used as a temporary parking lot.
3. Appellant proposes to continue to operate the parking lot, however, he requested to use bluestone in lieu of impervious surface as required by the Zoning Regulations.
4. The appellant alleged that the Redevelopment Land Agency is purchasing all the property in the area for urban renewal and the impervious surface would be expensive since he is on a month-to-month agreement with Redevelopment Land Agency.
5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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OPINION Cont'd:

Further, we hold that the requested 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.

This Order shall be subject to the following condition:

That appellant shall pave the lot with bluestone in lieu of impervious surface.

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

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board

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 DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.