

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10627 National Capital Housing Authority, 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 January 19, 1971.

EFFECTIVE DATE OF ORDER - June 28, 1971

ORDERED:

That the appeal for permission to establish a community service center and variance from the parking requirements for NCHA project at Alabama Avenue between Hartford and Jasper Streets, SE., Lots 800, 801, Square 5226, Lot 800, Square W-5727, Lots 800-802, Square 5727, Lot 800, Square 5728, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District.
2. The subject property is currently unimproved Lots.
3. The appellant proposes to establish a community service center and a variance from the parking requirement for the project known as Knox Hill.
4. The appellant alleged that the service center is a part of the project and would provide recreation and other services to this community.
5. The appellant further alleged that the total parking area has 160 spaces and the project has 254 units. The project is designed on the condominium principle of home ownership.
6. No opposition was registered at the Public Hearing to the granting of this appeal.

OPINION:

It is our opinion that this Community Center is so located and the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to service.

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OPINION Cont'd:

We are also of the opinion that appellant has proved 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.

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.

CONDITION:

The Board's approval of the use of these premises as a community center is effective for a period of two (2) years.

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

ATTESTED:

By: _____

GEORGE GROGAN
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.