

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10645 Japan Inn, Inc., 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 - February 9, 1971

ORDERED:

That the appeal for variance from the rear yard requirements of C-2-A District to permit second floor addition to building at 1715 Wisconsin Avenue, N.W., lots 825 and 827 in Square 2154 be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an C-2-A District.
 2. The property is improved with a one-story structure which houses the Japan Inn Restaurant under Certificate of Occupancy No. B-67227.
 3. The appellant proposes to erect a second story addition to the existing building (See Exhibit No. 2).
 4. The appellant alleges that the present structure is set back 10.5 feet from the center line of the alley instead of the 15 feet presently required by the Zoning Regulations (See Exhibit No. 2C).
 5. The appellant further alleged that the existing parking lot would be enlarged and landscaped.
 6. The Citizens Association of Georgetown opposed the granting of this appeal at the public hearing. The appellant met with the representative of the Association to resolve the points in opposition (See Exhibit Nos. 12 and 14).
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OPINION:

We are 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.

This Order shall be subject to the following conditions:

1. The lights in the parking area shall be confined to the lot itself.
2. The air conditioning equipment shall be located on the roof and as close to the Wisconsin Avenue side as possible with appropriate screening.
3. There shall be two curb cuts for the parking lot, one on Wisconsin Avenue and one on R Street.
4. The lot shall be kept free of garbage and debris at all times.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

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

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board

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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.