

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10646 Jarboe Printing Company, 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 - Jan. 29, 1971

ORDERED:

That the appeal for variance from the requirements of Section 7301 to permit waiver of loading berth or in the alternative variance for attendant parking at 2380 Champlain Street, NW., Lot 877, Square 2560, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-M-2 District.
2. The property is improved with a one-story building which is used as a printing company under Certificate of Occupancy B-16221.
3. The appellant proposes to construct an addition to the existing building, without a loading berth which is required by the Zoning Regulations.
4. The appellant alleged that if a loading berth is required, it would have to be put inside the proposed addition which would cut down usable space within the building, because there is not enough space outside to put the berth. (See exhibit No. 2)
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.

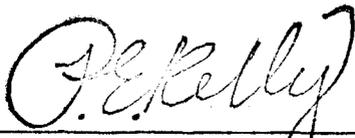
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OPINION Cont'd:

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.

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.