

PUBLIC HEARING - February 17, 1971

Appeal No. 10658 Gus S. Callas, 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 February 23, 1971.

ORDERED:

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That the appeal for variance from the rear yard requirements of the C-3-A District to permit two-story rear addition to restaurant at 4425 Wisconsin Avenue, NW., Lot 818, Square 1778, be DENIED.

FINDINGS OF FACT:

1. The property is located in a C-3-A District.
2. The property is improved with a two-story structure which is used as a restaurant under Certificate of Occupancy B73030.
3. The appellant proposes to erect a two story rear addition to the existing building.
4. The existing building has an apartment on the second floor which will remain. The proposed addition will be used to enlarge the kitchen on the first floor level with a storage room on the second floor. The existing building is 61 feet 33 inches in depth and the proposed addition is 21.8 feet in depth. The lot is 22.13 feet by 83 feet. (See BZA Exhibits No. 2 and 3)
5. At the rear of the subject property is a trash shed which is commonly used by the appellant and the owner of the adjacent lot. The shed is situated on both properties.
6. No opposition to the granting of this appeal was registered at the public hearing.

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OPINION:

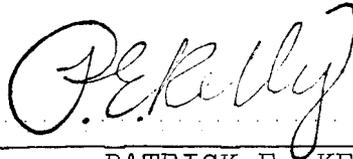
We are of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties or undue hardship upon the owner.

Further, we hold 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 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