

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - February 17, 1971

Appeal No. 10667 C. A. G. Associates, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Messrs. Mackey and McIntosh abstaining, the following Order of the Board was entered at the meeting of February 23, 1971.

EFFECTIVE DATE OF ORDER - April 8, 1971

ORDERED:

That the appeal for variance from the rear yard requirements of C-4- District to permit office building at 1019 19th Street, N.W., lots 815, 817, 819, in Square 107 be granted.

FINDINGS OF FACT:

1. The subject property is located in an C-4 District.
2. The property is currently being used as a parking lot.
3. The appellant proposes to construct an office building on the property.
4. The property has a rear yard deficiency of 2½ feet as shown on Exhibit #8. The rear court would be paved and used as a loading dock.
5. There was opposition registered at the public hearing to the granting of this appeal.

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.

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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.
