

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10699 D. G. Volkert, 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 March 23, 1971.

ORDERED:

That the appeal for variance from rear yard, floor area ratio requirements of C-1 District to permit 3 story addition to existing office for engineering and architecture at 5104 MacArthur Boulevard, N. W., lots 807 and 813, Square 1418 be denied.

FINDINGS OF FACT:

1. The subject property is located in a C-1 District.
2. The property is improved with a two story brick office building.
3. The appellant proposes to erect a three story addition to the existing office building (See Exhibit No. 2).
4. The proposed addition will have a gross floor area of 5,390 square feet. The gross floor area of the existing building is 3,746 square feet. The area of lot 807, which the existing building occupies, is 2,811 square feet. The area of lot 813 which is currently vacant is 2,750 square feet. The proposed FAR is 1.64.
5. The Zoning Regulations allow an FAR in the C-1 District of 1.0 maximum.
6. Opposition was registered at the public hearing to the granting of the appeal.

OPINION:

We are of the opinion that the appellant has failed to prove a hardship within the meaning of the variance clause of the Zoning

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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 are of the opinion 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: \_\_\_\_\_

GEORGE A. 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.