

Before the Board of Zoning Adjustment, DC

PUBLIC HEARING - May 12, 1971

Appeal No. 10781 Wingate Associates, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

Upon motion duly made, seconded and unanimously carried, the following Order of the Board was entered on May 18, 1971.

ORDERED:

That the appeal of Wingate Associates for further processing under Article 75 of the Zoning Regulations to permit establishment of a community room to serve the tenants of the Wingate development located at 4660 Nichols Avenue between Galveston and Irving Streets, S. W., lots 27-29, Square 6271, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a R-5-A District.
2. Pursuant to the provisions of Section 7501 of the Zoning Regulations, the Zoning Commission approved the Wingate project consisting of Wingate House and Wingate East, on March 3, 1964.
3. On May 20, 1964, the Board granted conditionally Appeal No. 7747 and retained jurisdiction.
4. On March 4, 1966, the Board granted Appeal No. 7747-B to permit the establishment of a 7-11 store within the Wingate House in the same space which is the subject of the present appeal.
5. Under the Zoning Regulations, the Board has jurisdiction to adjust facilities within an approved Article 75 project.

OPINION:

The location of this facility in this apartment complex will in no way prove detrimental or adverse to the interests of the surrounding property nor is it beyond the intent and purpose of Article 75 of the Zoning Regulations which provides for a large-scale planned development.

Appeal No. 10781
July 28, 1971
Page 2

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.