

PUBLIC HEARING: September 15, 1971

Appeal No. 10881 Arthur H. Keyes, Jr., Appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee.

On motion duly made, seconded and carried with Messrs. Mackey and Scrivener absent, the following Order of the Board was entered at the meeting of September 21, 1971.

ORDERED:

That the appeal for a variance from the use provisions of the S.P. District to permit a restaurant on the first floor of the professional office building at 1320 - 19th Street, N.W., lot 81, Square 115, be DENIED.

FINDINGS OF FACT:

1. The subject property is located in an SP District.
2. The property is improved with an 8-story professional office building.
3. Appellant requests a variance from the use provisions of the SP District to permit the establishment of a restaurant which is permitted as an accessory use in hotel or apartment house in the SP District but not in an office building.
4. Appellant stated that a hardship exists with his request for the following reasons:
  - a. Building was completed in December 1969 and fully leased except for one small area and the first floor space in this application, in the spring of 1970 and for the past two years efforts to lease space have been unsuccessful.
  - b. Prospective tenants state space not suitable because of configuration and location in the first floor of an SP use.
  - c. Space on first floor usually more valuable but here leases for less.
5. The Dupont Circle Citizens Association and the National Genealogical Society registered opposition at the public hearing as to the granting of this appeal.

OPINION:

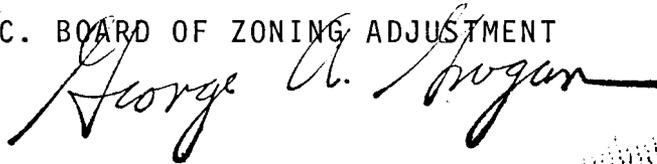
We are of the opinion that the appellant has not proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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:



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GEORGE A. GROGAN  
Secretary of the Board