

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 15, 1971

Appeal No. 10901 Pietro J. Giancoli, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

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

EFFECTIVE DATE OF ORDER - Nov. 11, 1971

ORDERED:

That the appeal for a variance from the use provisions of the C-1 District to permit a funeral home at 6201-03 3rd Street, NW., Lots 805,809, and 812, Square 3342, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-1 District.
2. The property is improved with a one-story brick structure previously used as a garage on one side and an ambulance service on the other.
3. The previous user of the premises also has an office as well as ambulance service.
4. The property in question was originally built by the Safeway grocery for their purposes.
5. Evidence was established that the property cannot be rented for a C-1 purpose as it has been vacant for over a year.
6. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board in granting this appeal took into account the conditions in the neighborhood and the extreme vandalism caused to the property in question.

Appeal No. 10901
November 11, 1971
PAGE 2

We are of the opinion that appellant has proven 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.

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: _____

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.