

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: September 15, 1971

Appeal No. 10902 Trinity AME Zion Church, Appellant.

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.

EFFECTIVE DATE OF ORDER: December 3, 1971

ORDERED:

That the appeal for a variance from the lot occupancy and rear yard requirements of the R-4 District to permit a 3-story addition to church at 625 Park Road, N.W., lots 806, 818 and 819, Square 3038, be GRANTED IN PART.

FINDINGS OF FACT:

1. The property is located in an R-4 District.
2. The property is improved with a church.
3. Appellant requests permission to occupy more than 60 percent of the lot and to have the addition extend to the alley just at the existing church as it is existing.
4. Appellant stated that the present design of the church and the location, necessitated that they extend the addition to the alley so that advantage can be taken of the present church kitchen located in the rear of the existing church at the alley.
5. Single-family row houses surround the existing church.
6. The Reverend Satterwhite stated that a very great percentage of church members live in the neighborhood.
7. There was no opposition registered at the public hearing as to the granting of this appeal.

OPINION:

We are of the opinion that the appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested rear yard variance will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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Further we hold that the requested rear yard variance 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.

The requested variance of the lot occupancy provisions of the R-4 District is DENIED.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

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GEORGE A. GROGAN  
Secretary to 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.