

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1972

Application No. 11028 Union Medical Center, Inc., 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 January 18, 1972.

EFFECTIVE DATE OF ORDER -- January 30, 1973

ORDERED:

That the application for variance from the rear yard requirements of the C-M-2 District to permit a bridge over alley to connect two buildings at 2024 Georgia Avenue, and 2009 8th Street, N.W., Lot 886, Square 2877 be GRANTED.

FINDINGS OF FACT:

1. The subject properties are located at 2024 Georgia Avenue, and 2009 8th Street, N.W. Both properties are zoned C-M-2, commercial with light manufacturing.
2. The 8th Street building first floor is used as a parking structure for the Georgia Avenue building and both abut an alley in the rear.
3. Applicant, Union Medical Center, seeks permission to construct an elevated bridge to connect the two structures by securing a variance from the rear yard requirements of the C-M-2 District regulations.
4. Applicants' proposed plan would necessitate permission to encroach upon the rear yard footage by six feet, the width of the bridge; its length will be approximately 80 feet.
5. The proposed walk bridge would be enclosed with the main idea of this project being the safety of applicant's employees as they walk from their cars to work and back.
6. The record reflects no opposition to this application.

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OPINION:

Applicant-owner seeks permission to connect the two buildings by constructing a walk bridge over a rear alley, pursuant to Section 8207.11 of the Zoning Regulations. The walk bridge would tie into each building at the second floor, but, in order to accomplish this proposal, applicant would need permission to encroach on a five foot side yard on either side of the alley.

It is the applicant-owner's objective to provide a safe facility for its employees to park in and then to walk to work in the adjacent building. Employees, at present, are obligated to walk in the alley at all hours in all means with justifiable reluctance.

The record reflects no neighborhood opposition nor were any written objections submitted to the file.

It is the Board's considered opinion that Section 8207.11 has been satisfied by applicant and relief in the form of a variance from the strict application of rear yard requirements is hereby granted.

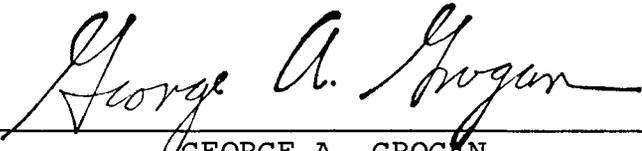
We are of the opinion that the Union Medical Center, Inc., has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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.

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

ATTESTED:

By:   
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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 DEPARTMENT  
OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS  
AFTER THE EFFECTIVE DATE OF THIS ORDER.