Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- October 18, 1972

Application No. 11111 Charles M. Neviaser, 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 November 1, 1972.

ORDERED:

That the application for variance from the use provisions of the R-5-B District to permit parking and storage of autos at 1460 Q Street, N. W., lots 60, 62, 74, 76, Square 209 be DENIED.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.

2. The property is presently unimproved and is a vacant lot.

3. The applicant requests a variance from the use provisions to permit parking and storage of automobiles.

4. Appellant stated that he has tried to lease the subject property for many months for some purpose allowed in the R-5-B District but to no avail. At one time there were houses on the subject property but appellant felt that the houses were in such eroded condition that they had to be torn down.

5. The area surrounding the subject property has started a great job of "face lifting" and "barn raising."

6. The appellant plans to lease the subject property to L. P. Stewart for the storage and parking of automobiles and trucks. The proposed lot will be surrounded by a metal chain link fence and guarded by dogs.

7. There was tremendous neighborhood opposition as to the granting of this application. The neighborhood objections were:

a. The current and potential beauty of the neighborhood would be destroyed.

b. The housing shortage demands better use of the subject property.

c. The sound tax base in the neighborhood would be jeopardized.

OPINION:

The Board finds that the subject neighborhood is a multi-racial neighborhood of all ages. Recently, the neighborhood has entered into a great job of "face lifting" and "barn raising" and the local community organization has petitioned the City to designate their neighborhood as an "action area for rehabilitation."

The Board finds that if the parking and storage of automobiles are allowed at 1460 Q Street, N.W., the architectural balance of the neighborhood would be damaged in the light of the present remodeling and restoration that is being done in the neighborhood.

The Board can appreciate the appellant's frustration with the subject property and agree that he is entitled to the highest and best use of this lot but only as it conforms to the zoning perimeters of the area and therefore should be denied.

We are of the opinion that appellant has not proved a hardship within the meaning of the variance clause of the Zoning Regulatiosn 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 can not 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

11/27/72