

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- October 18, 1972

Application No. 11136 Bernard Roche, 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.

EFFECTIVE DATE OF ORDER -- January 31, 1973

ORDERED:

That the application for variance from Special Purpose District to continue use as a dramatic club at 1776 N Street (Rear), N. W., Lot 824, Square 159, be GRANTED.

FINDINGS OF FACT:

1. The subject property is zoned Special Purpose and is presently being utilized as a dramatic club for the presentation of stage plays. It is a non-profit organization under the non-profit laws of the District of Columbia.

2. It is the applicant's intent to continue the present use of the property with the permission of this Board.

3. The Special Purpose zoning was first granted in 1950, and applicant has been operating as a dramatic club continuously for the past 20 years.

4. The applicant, Theatre Lobby, is a production organization. Members pay dues and participate in the producing of local stage plays.

5. No opposition to this application was voiced at the public hearing nor were any letters in opposition submitted to the file for the Board's consideration.

OPINION:

After hearing testimony from the applicant as to the activities of Theatre Lobby, the Board is impressed with the neighborhood effort to produce live stage plays. We are eager to foster such community projects.

It is evident to this Board that this organization has existed quite amicably in this area for approximately 20 years. For this reason we are confident that the continuation of Theatre Lobby will not likely become offensive to the neighborhood in the future.

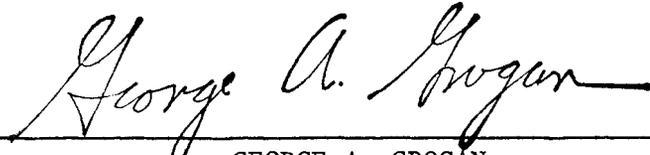
However, due to the nature of Special Purpose variances, as interim uses, we grant this variance for a period of three years only.

We are of the opinion that applicant 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.

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