

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - January 17, 1973

Application No. 11227 - Upper Connecticut Avenue Betterment

Association, Thomas A. Mascojno, Pres., Applicants

On motion duly made, seconded and carried with a vote of 3-0, (Lilla Burt Cummings having not heard the case) the following Order of the Board was entered at the meeting of June 5, 1973.

EFFECTIVE DATE OF ORDER **JUL 24 1973**

ORDERED:

That the appeal from a decision of the Zoning Administrator given on April 14, 1972, authorizing building permits for property located in C-1 & R-1-B districts, at 5501 Connecticut Avenue, N.W., Washington, D. C., Lot 69 (formerly lots 6, 817, 806, 807, 808 & 825, Square 1868, be DENIED, upholding the action of the Zoning Administrator.

FINDINGS OF FACT:

1. The parking area was computed correctly.
2. The zoning line is a projection of the center line of the alley.
3. The Board has no jurisdiction over covenants.
4. Offices are a permitted use in a C-1 district.
5. The Board has no jurisdiction in the area of air pollution.

OPINION:

The Board is of the opinion that it has no jurisdiction over matters of air pollution generally, or jurisdiction to act on covenants attached to the property in question. The Board is further of the opinion that the property is located in a C-1 district as indicated by the official map of the District of Columbia Zoning Commission and that the Zoning Administrator's authorization of a building permit to construct offices is consistent with a C-1 use. The Board is also of the opinion that the Zoning Administrator's computation of necessary parking was accurate within the meaning of Sections 7202 and 7207 of the Zoning Regulations

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of the District of Columbia.

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

ATTESTED:

By: *James E. Miller*
JAMES E. MILLER
Secretary of the Board