

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - January 17, 1973

Application No. 11234 - J. Tucci and R. O. Scholz, Applicants

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

EFFECTIVE DATE OF ORDER

JUL 24 1973

ORDERED:

That the application for permission to extend the C-4 use or in the alternative, variance from the use provisions of the SP District to permit a printing establishment in part of basement at 918 16th Street, N.W., lots 811, 812, and 813, Square 185, be GRANTED.

FINDINGS OF FACT:

1. The property is split zoned with approximately one-third of the property located in the C-4 District and the rest in the SP District.
2. The building on the subject property is known as the World Center Building. It is located on part of record lot No. 5 in Square 185. That portion of Lot No. 5 upon which the World Center Building was constructed was in single ownership on May 12, 1958, when it was split zoned SP and C-4.
3. The World Center Building has a certificate of occupancy permitting general office uses on all floors. Under that C of O, the offices in the C-4 portion of the building are conforming uses and the offices in the SP District portion of the building are nonconforming uses.
4. The Catterton Duplicating Company, Inc., has occupied space in a portion of the basement of the World Center Building since 1966.
5. The subject space is entirely interior space with no windows and has its only access through the basement lobby by way of a stairway and an elevator.
6. The requested extension does not exceed 35 feet.
7. The extension does not involve the R-1, R-2, R-3 or R-4 Districts.

8. The major portion of the business of the Catterton Duplicating Company is derived from the offices within the World Center Building.

9. Where a building or a lot is split zoned, a hardship exists which warrants a variance from the use provisions of the more restrictive use district. Because of layout and location it is difficult to locate a tenant in the portion of the building zoned C-4 and another tenant in the portion zoned SP. Such an arrangement would be an economical underutilization of the C-4 Zoning.

10. None of the activities of the duplicating establishment will be observable from the outside of the building.

11. Opposition was registered at the public hearing.

OPINION:

The Board is of the opinion that this application should be granted since the use is located in the basement of the World Center Building it will be visually unobtrusive. The nature of the use is similar to other uses in the immediate area. There will be a minimum of walk-in patrons since the bulk of the business of the Catterton Duplicating Company derives from the tenants of the World Center Building.

Further we feel the denial of this application would effectively preclude reasonable use of the subject property.

The requested relief can be granted without substantial detriment to the public good and without impairing the intent purpose and integrity of the Zoning Plan as embodied in the Zoning Regulations and Maps.

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

ATTESTED

By 

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