

Before the Board of Zoning Adjustment, D. C.

Application No. 11508, of Wallace F. Holladay, pursuant to Section 8207.11 of the Zoning Regulations, for a variance to permit waiver of 4 off-street parking spaces to permit the erection of two additional stories to existing building, as provided by Section 7202.1, at premise 1720 Wisconsin Avenue, N. W., Lot 831, Square 1298.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: January 22, 1974

FINDINGS OF FACT:

1. The property consists of a one-story structure without a basement. It is located on the west side of Wisconsin Avenue, north of R Street in a C-2-A zone.

2. Applicant wishes to add two stories to the existing building. The building is used for office space and would continue if the stories were added.

3. There is no parking on the site. There is a dead end public alley in the rear in which two cars can be parked. Applicant leases two parking spaces across the street.

4. 40 percent of the permissible FAR is now being used. The FAR of the existing building is 2045, square feet with the addition it would be 4,500.

5. It was alleged by applicant that it would be expensive but possible to dig a basement to obtain the additional office space. No waivers for parking would be required if this was done.

6. Applicant also alleged that property in the area consisted of 2 and 3 story structures with basements and at least 4 parking spaces in the rear.

7. Opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

The Board concludes that applicant does not have a basis for hardship. The existing building will probably outlast

applicant. This is a permanent addition to the building.

Property owners in the area are existing under the same conditions as applicant and to grant this application would invite similar requests for variances.

Further, denial of the requested relief will not result in any exceptional or practical difficulties to the owner.

ORDERED:

That the above application be DENIED.

VOTE: 3-2 (Messrs. Scrivener and Hatton dissenting.)

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

James E. Miller
JAMES E. MILLER

FINAL DATE OF ORDER: **MAR 01 1974**