

Before the Board of Zoning Adjustment, D. C.

Application No. 11534, of David M. Dale, pursuant to Section 8207.2 of the Zoning Regulations for permission to establish a Chancery as provided by Section 3101.410 of the regulations, and the Chancery Act of 1964, in a R-5-D zone at 1728 P Street, N.W., Lots 100 & 860, Square 157.

HEARING DATE: December 12, 1973

EXECUTIVE SESSION: December 18, 1973

FINDINGS OF FACT:

1. The applicant proposes to use the subject property as a chancery annex for the Republic of Vietnam.

2. The applicant proposes to use the subject premises for official business of the Republic of Vietnam and the proposed use will be under control of the Ambassador.

3. The Government of the Republic of Vietnam has signed a lease-agreement with the applicant.

4. The subject building consists of 3 floors and an unfinished basement.

5. The Chancery Act of 1964, 73 Stat. 1091, requires one (1) parking space for every 1800' of Chancery use.

6. The subject property has a gross floor area of 4000 square feet and has space for parking 3 large automobiles in the rear of the property which is required by the regulations.

7. The subject premises which is a brick townhouse blends with the character of the neighborhood and the applicant does not intend to alter its physical appearance.

8. No evidence of record indicates that the Chancery use will be objectionable by reason of noise, traffic, or number of persons employed.

9. The legal number of parking spaces are provided.

10. The architectural design and arrangement of all structures are in keeping with the character of the neighborhood.

11. Both opposition and support were registered.

CONCLUSIONS OF LAW:

Based upon the above findings, the Board is of the opinion that the applicant has satisfied the requirement of the Zoning Regulations and the Chancery Act of 1964, and that the applicant is in harmony with the general purpose and intent of the Zoning Regulations.

ORDERED:

THAT THE ABOVE APPLICATION BE, GRANTED, FOR FIVE (5) YEARS SUBJECT TO THE FOLLOWING CONDITIONS, AND THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED UNLESS AND UNTIL THESE CONDITIONS ARE COMPLIED WITH:

1. Three (3) parking spaces shall be provided in and confined to the rear yard of the property.

2. That parking on the side yard and front yard be prevented by the construction of a 24 inch high wall across the front yard from the base of the steps along the alley lot line.

VOTE: 4-0 (Mr. Scrivener not voting, not present.)

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

ATTESTED BY: _____

James E. Miller
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.

FINAL DATE OF THIS ORDER: JAN 23 1974