

Before the Board of Zoning Adjustment, D. C.

Application No. 11578 of Qwall, Inc., pursuant to Section 8207.11 of the Zoning Regulations, for a variance to permit attendant parking for a clinic for humans as provided by Section 7206.5, at 4843 Georgia Avenue, N. W., Lots 83 thru 87, Square 3011.

HEARING DATE: February 13, 1974

EXECUTIVE SESSION: March 26, 1974

FINDINGS OF FACT:

1. The property is located in a C-2-A Zone and is vacant.
2. Applicant proposes to erect a medical clinic with parking.
3. The Zoning Regulations require five parking spaces, seven will be provided.
4. Applicant alleged that the site is difficult to develop because of a 10 foot slope from Gerogia Avenue to an angle east of Georgia Avenue and Emerson Street. An alley running north and south and adjacent to the property makes it economically infeasible to provide a through driveway from Gerogia Avenue, to the adjacent alley. Because of this situation some underground parking will have to be provided.
5. The attendant parking is requested to control the building's parking lot. An attendant or security man will be on duty at all times.
6. No opposition was registered.

CONCLUSIONS OF LAW:

We feel that applicant has proved a hardship within the meaning of the variance clause of the Zoning Regulations. The topography of the land makes it economically infeasible to develop the site with parking above ground.

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ORDERED:

That the above application be GRANTED.

VOTE: 3-0 (Mr. Scrivener and Mr. Harps nid not hear the case)

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

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: MAR 26 1974

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.