

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 14861, of Worsley Enterprises, Inc., pursuant to 11 DCMR 3107.2, for a variance from the maximum allowable floor area ratio requirements (Sub-section 771.2), a variance from the off-street parking requirements (Sub-section 2101.1), and a variance from the five percent minimum landscaping requirements for open parking spaces on an accessory parking lot (Sub-section 2117.11) for the proposed construction of a medical clinic for humans to be operated as a drug rehabilitation center in a C-1 District at premises 5140 Nannie Helen Burroughs Avenue, N.E., (Square 5197, Lot 73).

HEARING DATE: July 28, 1988  
DECISION DATE: July 28, 1988 (Bench Decision)

SUMMARY ORDER

The site of the application is located in Advisory Neighborhood Commission ("ANC") 7C and in proximity to ANC 7D. ANC 7C, which is automatically a party to the application, did not file a written statement of issues and concerns but testified at the public hearing in support of the application. Nor did ANC 7D submit a written statement of issues and concerns, or request to be treated as an affected ANC.

The Board duly provided timely notice of the public hearing on this application, by publication in the D.C. Register, and by mail to ANC 7C and to owners of property within 200 feet of the site.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 771.2, 2101.1 and 2117.11. No person or entity appeared at the hearing or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party. Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is granted.