

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



**Application No. 16426 of Seung W. Hong.,** pursuant to 11 DCMR 3107.2, for a variance under Section 741 to construct an automobile repair service center in a C-3-C District at premises 21 L Street,S.W. (Square 648 Lot 22)

**DECISION DATE: APRIL 21, 1999**  
**DECISION DATE: APRIL 21, 1999 (Bench Decision)**

**SUMMARY ORDER**

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2D and to owners of property within 200 feet of the site.

The site of this application is located within the jurisdiction of ANC 2D. ANC 2D, which is automatically a party to this application did not submit a report or otherwise participate in this application.

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 variances from the strict application of the requirements of 11 DCMR Section 741. No person or entity appeared at the public hearing in opposition to this application 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, that there exists an exceptional or extraordinary situation or condition related to the property which creates an undue hardship for the owner in complying with the Zoning Regulations, 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 Map. It is therefore **ORDERED** that this application be **GRANTED**.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.1 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

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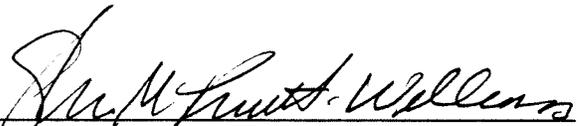
**BZA APPLICATION NO. 16426**

As Director of the Board of Zoning Adjustment, I certify and attest that on JUN 11 1999 a copy of the decision entered on that date in this matter was mailed first class, postage prepaid to each party in this case, and who is listed below:

Seung W. Hong  
31 K Street, S.E.  
Washington, D.C. 20003

The Chairperson  
Advisory Neighborhood Commission 2D  
400 I Street, S.W.  
Washington, D.C. 20024

Attested By:

  
**SHERI M. PRUITT-WILLIAMS**  
Interim Director

Attest/JKN