

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 16458 of the Estate of L. Dixon and the Jeane Dixon Revocable Trust, pursuant to 11 DCMR 3108.1 for a special exception under Subsection 508.1 to convert existing vacant buildings to office use in the DCOD/SP-1 District at premises 1765 N Street, N.W. (Square 158, Lot 810).

HEARING DATE: May 5, 1999
DECISION DATE: May 5, 1999 (Bench Decision)

SUMMARY ORDER

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

The site of the application is located within the jurisdiction of ANC 2B. ANC 2B, which is automatically a party to this application, did not file a report on this application.

The site is improved with a three-story "main" building fronting on N Street, N.W., and a two-story former carriage house abutting the alley at the rear.

As directed by 11 DCMR 3324.2, the Board required the applicant to satisfy the burden of proving the elements, which are necessary to establish the case for a special exception pursuant to 11 DCMR Subsection 508.1. No person or entity appearing as a party to this case testified in opposition to the application. 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 3108, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that the application be **GRANTED, SUBJECT** to the following **CONDITION**:

A minimum of three parking spaces shall be provided in the adjacent parking garage for use by the staff of the National Communication Association (NCA).