

**Government of the District of Columbia
Board of Zoning Adjustment**



Application No. 16760 of New Hampshire Hotel LLC, pursuant to 11 DCMR § 3103.2 for a variance from the court width requirements under subsection 776.1, and a variance from the closed court area requirements under subsection 776.2 to allow an addition to a hotel in a DC/C-3-C District at premises 1500 New Hampshire Avenue, N.W. (Square 135, Lot 4).

HEARING DATE: September 25, 2001

DECISION DATE: September 25, 2001 (Bench Decision)

SUMMARY ORDER

REVIEWED BY THE ZONING ADMINISTRATOR

The application was accompanied by a memorandum from the Zoning Administrator certifying the required relief.

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) 2B, and to the owners of property within 200 feet of the site. The application was also referred to the Office of Planning for review and report.

The site of this application is located within the jurisdiction of ANC 2B. ANC 2B did not participate in the application. The Office of Planning report recommended that the application be approved.

As directed by 11 DCMR § 3119.2, the Board required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance pursuant to 11 DCMR §§ 3103.2. 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 and having given great weight to the Office of Planning report filed in this case, the Board concludes that the applicant has met the burden of proving under 11 DCMR §§ 3103.2, 776.1 and 776.2 that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the

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As Director of the Office of Zoning, I hereby certify and attest that on SEP 28 2001 a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

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rsn

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director