

PUBLIC HEARING—March 17, 1965

Appeal #8098 Masonic Temple Association, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on March 24, 1965:

ORDERED:

That the appeal for a variance from the side yard requirements of the C-3-A District to permit erection of a three-story side addition to the Masonic Hall, Tenley Branch, at 4441 Wisconsin Ave. N.W., parcel 35/424, square 1778, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot, which is located in the C-3-A District, has a frontage of 45 feet on Wisconsin Avenue, a depth of 123 feet, and contains an area of 5563 square feet of land. There is no alley at the rear of this property.

(2) The first floor of this building is used by People's Drug Store, Inc. Appellant proposes to erect an entrance lobby to an elevator for the upper floors of the building which are used by the appellant as a lodge hall. The third floor is an unfinished attic.

(3) The lot before this addition had a side yard fourteen feet in width for a depth of 60 feet and the balance of the lot had a side yard of five feet four inches.

(4) The building as proposed will provide a five foot four inch side yard which is uniform for the entire depth of the building and consistent with the existing side walls and will be used as a passageway.

(5) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of Section 8207.11 of the Zoning Regulations which is the variance clause of the statute, and that a denial of this appeal would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner. We are further of the opinion that this 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.