

PUBLIC HEARING—May 12, 1965

Appeal #8165 The Salvation Army, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on May 17, 1965:

ORDERED:

That the appeal for a variance from the FAR, lot occupancy and rear yard requirements of the R-5-B District to permit erection of a three-story addition to the existing religious center (amended at hearing from philanthropic institution) at 1201-1213 G Street, S.E., lots 76, 77, 78, 79 and 21, square 1020, be granted.

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

(1) Appellant's property has a frontage of 100 feet on G Street and 70 feet on 12th Street and contains an area of 7600 square feet of land.

(2) Appellant requests to erect a three-story addition to the existing structure at the northeast corner of 12th and G Streets, S.E. which addition will create 2% over the allowable FAR and 18% over the permitted lot occupancy. He requires a minimum of 12 feet for his rear yard but has provided nine feet on the addition. He has provided an eight foot wide side yard on the eastern part of the building.

(3) Appellant has amended his appeal to read "religious center" in lieu of a philanthropic institution. The Salvation Army is an international religious and charitable movement which extends social services without discrimination as to race or creed. The operation is supported by contributions, collections, fees, donations, legacies, gift annuities and from the Community Chest and United Funds. There is no housing provided for in the building.

(4) Appellant states that the present building is overcrowded for 157 families or approximately 475 persons. The number of families in the area will be expanded by the construction of Potomac Gardens housing project in the same square and that they have been requested to remain as an aid to these families.

(5) There was no objection to the granting of this appeal registered at the public hearing. The Capitol Hill Citizens Association and the Capitol Hill Restoration Society have voted to approve the appeal.

OPINION:

We are of the opinion that appellant has proven a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations, as the FAR and lot occupancy and rear yard deficiencies are minor in scale, and further, the addition as proposed will not affect adversely conditions of light and air to adjoining properties.