

PUBLIC HEARING--June 16, 1965

Appeal #8257 Park View Apts. Inc. appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded with Mr. Harps not voting, the following Order was entered on June 22, 1965:

ORDERED:

That the appeal to establish a chancery for the Republic of Camerous at 1705-07 New Hampshire Avenue, N.W., lot 39, square 154, be granted.

As the result of an inspection of the property by Board Members, and from the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 50 feet on New Hampshire Avenue, a depth of 92.33 feet to a public alley in the rear. The lot contains an area of 4616 square feet and is improved with a four story masonry building.

(2) The building is located in the R-5-C District which is a medium high density apartment district which qualifies it to be heard by the Board for chancery use. (Public Law 88-659, 88th Congress S.646 dated October 13, 1964).

(3) The Deputy Chief of Protocol, Department of States, advises the Board that their Department have no objection to the approval of this appeal.

(4) Exhibit #3 from appellant shows that the FAR is 3.5, 75% lot coverage, that the allowable floor area is 16,156 sq. ft whereas actual us is 7,658 square feet; that the actual lot occupancy is 2,433.35 square feet as against a permitted occupancy of 7,658 square feet; that the allowable height of building is 8 stories of 90 feet whereas the building is four stories or 49'6" in height.

(5) Appellant has provided adequate off-street parking by the provisions of nine parking spaces whereas seven spaces are required.

(6) There was no objection to the granting of this appeal registered at the hearing whereas eight letters recommending approval were filed with the Board.

(7) The premises will be used by the Ambassador and four other assistants. There will be in addition five secretaries, 1 driver, 1 messenger, 1 housekeeper and 1 janitor. The fourth floor of the property will be used as an apartment.

OPINION:

It is our opinion that the proposed use of this property as a chancery will not be objectionable because of noise, traffic, or number of persons employed and further that the amount and arrangement of parking spaces are adequate.

In view of the size of the premises and the limited personnel and automobiles we are further of the opinion that the use of the building for chancery usage will be compatible with the present and proposed development of the neighborhood.