

PUBLIC HEARING--October 13, 1965

Appeal #8386 Anthony P. Schmitt, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on October 19, 1965:

ORDERED:

That the appeal for a variance from the use provisions of the SP District to permit/offices at 1309 L Street, N.W., lot 859, square 247, be granted.
general

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

(1) Appellant's lot has a frontage of 19.4 feet on L Street, a depth of 90 feet and contains an area of 1740 square feet of land. The property is located in the SP District and is across L Street from the C-4 District.

(2) The property is improved with a three-story building with finished basement. The building is approximately 19 feet wide and 43 feet deep. The property was formerly zoned for general office use and was changed to SP under the Lewis Plan.

(3) On March 1954 a certificate of occupancy was issued for an architect's office. At the time a certificate of occupancy for general offices could have been issued. Appellant states that the location was not suitable for the architect and he left and that the property has now been vacant for approximately one year.

(4) The applicant has a construction business and appellant states that the building is suitable for that type of use. He further stated that it will be a single purpose building. He stated that most of the uses in the block are general commercial and that the only building which complies with the SP District is an office of a union group.

(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 provisions of Section 8207.11 of the Zoning Regulations and that a denial of his request will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property.

In making this finding the Board is of the opinion that the character of uses in this block of L Street which is primarily general office and that the zoning across L Street is C-4, 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.