

PUBLIC HEARING--October 13, 1965

Appeal #8387 Cafritz Const. Co., appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Hatton not voting the following Order was entered on October 19, 1965:

ORDERED:

That the appeal to extend architects office in the SP District not more than 35 feet into the adjoining R-5-D District, and for a variance from the use provisions of the R-5-D District to permit use of remainder of the R-5-D area at 1301 - 15th Street, N.W., lot 852, square 211, be granted.

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

(1) Appellant's lot has a frontage of 105 feet on N Street, 162.75 feet on 15th Street and 65 feet on Rhode Island Avenue, the lot having three street frontages. The property is nearly rectangular in shape and contains an area of 16,871 square feet of land.

(2) The SP District extends back a distance of 80 feet from N Street and the balance of the property to Rhode Island Avenue at the rear is zoned R-5-D.

(3) The building was erected prior to the Law Plan in 1958 and was not subject to FAR requirements at that time. The building is eight ~~stories~~ stories in height and no off-street parking is provided and none is required.

(4) Appellant proposes to utilize the existing SP portion of the building for architects offices and requests an extension of this use 35 feet into the R-5-D District under the provisions of Section 7514.12 of the Zoning Regulations. Appellant also requests a variance from the use provisions of the R-5-D District to permit the balance of 30 feet to be utilized for this purpose.

(5) This building was originally utilized as an apartment building. This portion of the building in the R-5-D District is occupied with boiler room and other affixed equipment. The only space available for this SP use is a portion of the building on the first floor. The portion of the first floor requested for architects offices was used at one time as a dry cleaning store.

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

OPINION:

We are of the opinion that the thirty five foot extension of this existing building for architects offices will have no adverse effect upon the present character and future development of the neighborhood and that no requirements pertaining to design, appearance, screening or other such requirements are deemed necessary to protect adjacent or nearby properties.

We are further of the opinion that appellant has proven a case of hardship within the provisions of Section §207.11 of the Zoning Regulations and 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.