

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING: October 12, 1966

Appeal No. 8934, Bladensburg Investment Company, Inc., Appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 12, 1966.

ORDERED:

That the appeal for a variance from the use provisions of the C-2 District to permit an amusement center at 1023 Bladensburg Road, N.E. lot 821, Square 4473, be DENIED.

FINDINGS OF FACT:

1. The subject property is located in a C-2 District.
2. The property is improved with a one-story brick building 90 feet long and 18 feet wide.
3. Appellant proposes to use one-third of the building for an amusement center which will consist of pinball machines, and electric bowling machines. The remaining 2/3 will consist of a teen club containing a small dance floor, a juke box, soft drink and food vending machines.
4. Appellant alleges that due to the competition of Sears, Roebuck, Hechinger's, and a liquor store in the same block, it would be impossible to have any type of small retail store on subject property.
5. There was no opposition to the granting of this appeal at the Public Hearing.

OPINION:

We are of the opinion that the appellant has failed to prove a hardship within the meaning of the variance clause of the Zoning Regulations and that denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief cannot be granted without substantial detriment to the public good and without substantially

Appeal No. 8934
October 12, 1966
Page 2

impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

GEORGE A. GROGAN
Secretary of the Board