

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 8988-89 Third Church of Christ Science and Washington  
Daily News, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr.  
William F. McIntosh not voting, the following Order was entered  
at the Meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER -- Jan. 16, 1967

ORDERED:

That the appeal for a variance from the provisions of Section  
7303 to permit loading berth less than required size for proposed  
alteration and addition to existing buildings at 1218 and 1210 L  
Street, NW., lots 25 and 826, square 284, be granted.

FINDINGS OF FACT:

- (1) Appellants' property is located in a C-4 District.
- (2) Lot 826 is now occupied by the offices and publishing  
plant of the Washington Daily News. Lot 25 is now occupied by a church  
building.
- (3) It is proposed to expand the present newspaper facilities,  
involving transferring the loading area for outgoing papers from a  
loading platform at the east end of the present building to a loading  
area at the north end of the building. Loading will be directly on  
to L Street instead of into the alley running along the east side of  
the property.
- (4) The Daily News has contracted to purchase the property at  
the corner of 13th and L Streets from the Third Church of Christ.  
Possession of this property is contemplated by April 1969.
- (5) After the acquisition, the plans are that the loading  
area will continue along L Street to include the property now owned  
by the Church and the elimination of the loading area at the rear of  
the building into the alley after a new building or addition is con-  
structed at 13th and L Streets.

(6) The press bay of the building will run east and west extending from the alley on the east end of the building to 13th Street at the west end. The presses will extend under the alley at the east and under 13th Street at the west. This press arrangement will enable the newspaper to print approximately 300 to 350 thousand papers a day. Present circulation of the paper is about 240 thousand.

(7) The building is so constructed that the presses cannot be located on a north and south basis. The east and west arrangement requires that loading facilities be located to the north of the presses.

(8) Presently, the papers come from the presses to a bundling room where they are transmitted by slide into trucks or automobiles for delivery. There is only thirty-five feet from the building line to the point at which the press room begins and in that area the loading platforms must be located.

(9) Ultimately, the proposed newspaper building will occupy the entire northeast corner of the block bounded by 12th, 13th, K and L Streets. There will not be sufficient north-south depth to make the loading area conform to the Zoning Regulations nor will there be the required height, as the height will be less than ten (10) feet. This height and depth will dictate the type of vehicle that can be used by the newspaper.

(10) Section 7303.2 of the Zoning Regulations requires that all structures except apartment houses have a loading berth 20 feet deep (the first berth) and all additional berths be 45 feet deep.

(11) Section 7303.3 requires that "All loading berths shall be 12 feet wide. The first required loading berth may have a vertical clearance of 10 feet and all additional required loading berths shall have a vertical clearance of 14 feet."

(12) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellants have proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the

owners. Appellants' property is such that the arrangement of the press room has a substantial bearing on the use of other space in the building.

The requested 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.