

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- September 13, 1967

Appeal No. 9350 2118 Wyoming Avenue, Inc., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on September 19, 1967.

EFFECTIVE DATE OF ORDER - December 15, 1967

ORDERED:

That the appeal for permission to establish a chancery for the Republic of Iceland on part of lot 303, formerly known as lot 115, square 2528, at 2022 Connecticut Avenue, NW., be conditionally granted.

FINDINGS OF FACT:

[1] The subject property is located in an R-5-C District.

[2] The Republic of Iceland is the contract purchaser of the portion of Lot 303 formerly known as lot 115 in square 2528.

[3] In BZA Appeal No. 8946, the Board granted permission to the Republic of Iceland to occupy the premises known as 2022 Connecticut Avenue, NW. for a period of two years or until such time as a proposed building is constructed on the site, whichever comes first.

[4] The proposed building will not be constructed by the owners. It is proposed to resubdivide the property and sell the Connecticut Avenue lot to the Republic of Iceland.

[5] The Connecticut Avenue frontage is improved with a four story brick row house.

[6] Counsel indicates that the owner has agreed to furnish the government of Iceland two parking spaces and to enter a covenant for such parking.

[7] In addition, it is stated that there are other spaces that may be made available to the government of Iceland for parking. Each of the places where parking might be located is within 800 feet of the subject property.

[8] The Republic of Iceland will use the building as a chancery with the Ambassador, one diplomat, and two clerks comprising the staff.

[9] The Chief of Protocol, Department of State, (BZA Exhibit No. 11) endorses the use of the property as a chancery for the government of Iceland.

[10] No opposition to the granting of this appeal was registered at the public hearing.

[11] The subject property contains 2,090 square feet of gross floor area.

[12] The applicable laws require that appellant provide one off-street parking space for each 1200 square feet of gross floor area. Thus, appellant must provide two (2) off-street parking spaces.

OPINION:

The Board is of the opinion that appellants have met the requirements of the Zoning Regulations as amended by Public Law 88-659, 88th Congress, October 13, 1964.

The establishment of this chancery, or the continuation of the chancery use on a permanent basis is of such that the size and scope of the operations will not become objectionable because of noise, traffic or the number of persons employed. The use of this property as a chancery will be compatible with the present character and development of the neighborhood and will be in harmony with the Zoning REgulations.

We conclude that the granting of this appeal for a chancery use will have no adverse affect upon the use of neighboring property and will be in harmony with the purpose and intent of the Zoning Regulations and map.

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OPINION Cont'd

The Order shall be subject to the following condition:

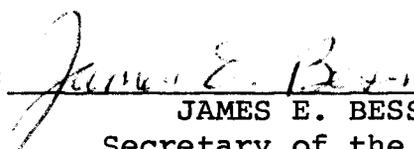
Appellant shall provide a covenant for two off-street parking spaces on former lot 98, square 2528 for use by the Republic of Iceland so long as the property serves the chancery use.

THE ABOVE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

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

ATTESTED:

By:



JAMES E. BESS
Secretary of the Board