

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- December 13, 1967

Appeal No. 9456 American Foreign Service Association, 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 December 13, 1967.

EFFECTIVE DATE OF ORDER - July 31, 1968

ORDERED:

That the appeal for variance from the rear yard requirements of the SP District to permit rear addition to existing building at 2101 E St., NW., lot 800, Sq. 81 be granted.

FINDING OF FACTS:

- (1) Subject property is located in an SP District.
- (2) Lot 801 is presently improved with a three story stone and brick structure used as an office building for the subject organization. Lot 800 is now vacant.
- (3) The present structure has a Certificate of Occupancy No. B62498 issued August 30, 1967 for use of the first, second and third floors for general office building.
- (4) It is proposed to utilize the first floor of the present building as a private club and to erect a building on part of lot 800.
- (5) The proposed building will be two stories in height and extend approximately 35 feet from the west property line as a two story building; from there it would extend eastward with open space below for on-site parking and access for deliveries. The second floor would extend eastward to a point about 9 feet from the lot line on 21st St., the front part to serve as buffet lounge. The rear part of the building would contain a kitchen on the ground floor with utility and storage space above.
- (6) Under the zoning regulations appellant is required to provide a 12-foot rear yard for the proposed building.
- (7) Appellant maintains that inasmuch as the existing buildings on both lots to the west and north abut to the lot lines of lot 800 the requirement for a rear yard would leave a vacant piece of ground 12 by 17 feet which would be useless as courtyard. If the building is built as proposed, to the lot line, additional parking space would be available on the east end of the lot.

#9456

(8) The property is owned and occupied by a nonprofit organization composed primarily of government employees of the U S Department of State, Peace Corps, and the Agency for International Development. The private club will serve the same membership.

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

OPINION:

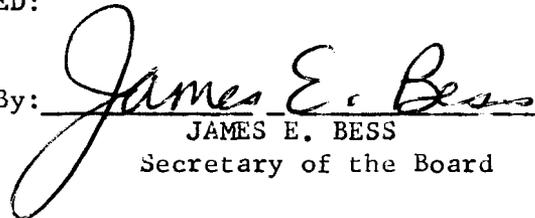
We are of the opinion that appellant has proved a hardship sufficient to support the requested variance from the zoning regulations. A denial of the requested relief will result in peculiar and practical difficulties and undue hardship upon the owner.

Further, we believe that 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.

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

ATTESTED:

By:


JAMES E. BESS
Secretary of the Board