

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 17, 1968

Appeal No. 9567-68 Morris Pollin and Jack and Harold Pollin,
appellants.

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 April 17, 1968.

ORDERED:

That the appeal for variance from the use provisions
of SP District to permit driveway access from lower level
garage on lot 856 (Thomas House) to garage level of proposed
C-4 office building on lots 821 and 841, Sq. 247 at southeast
corner of 14th Street and Thomas Circle, N.W., be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-4 District
immediately adjacent to an SP District.

2. The property is bounded by Massachusetts Avenue,
Thomas Circle, 14th Street and a 30-foot public alley on
the south property line.

3. It is proposed to construct an underground 2-level
garage to provide off-street parking for a proposed office
building in the C-4 District on the southeast corner of 14th
Street and Thomas Circle, N.W.

4. It is proposed to provide the access driveway for
such garage over and through an existing access driveway
that serves the lower level of the Thomas House which is
located in an SP District.

5. No opposition to the granting of this appeal was
registered at the public hearing.

OPINION:

We are of the opinion that the appellant has proven a
hardship within the meaning of the variance clause of the
Zoning Regulations. A denial of the request will result in
peculiar and exceptional practical difficulties upon the

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appellant. To disallow the proposal will no doubt result in more traffic congestion in the area, thus creating more dangerous conditions on the already heavily utilized arteries of transport surrounding the subject property.

We further hold that the requested relief will have no adverse affect upon nearby and adjoining property and will not be detrimental to the public good nor substantially impair the intent, purpose or 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:



CHARLES E. MORGAN
Secretary of the Board

THE 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 DATE OF THIS ORDER.