

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 13, 1968

Appeal No. 9824 P. A. O'Boyle, Roman Catholic Archbishop of Washington, D.C., 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 November 13, 1968.

EFFECTIVE DATE OF ORDER - November 26, 1968

ORDERED:

That the appeal for a variance from Section 7201.3 to permit waiver of 12 off-street parking spaces for public hall use in parish center at 1814 N. Street, N.W., lot 68, Square 139, be granted.

FINDINGS OF FACT:

1. Appellant's lot is located in a C-3-B District.
2. The lot has a frontage of 35.25 feet on N Street, N.W., and a depth of 120 feet, and a 10.38-foot wide public alley at the rear. The lot contains an area of 4,230 square feet.
3. The lot is improved with a 3-story and basement masonry building and occupies the entire lot. No off-street parking is provided.
4. Appellant has been using this property as a parish center since 1940. Appellant is requesting permission to rent the property as a public hall about six times a month to obtain some revenue to support the use.
5. Appellant stated that there are numerous parking lots within the general area. He further stated that uses in this block are mostly commercial.
6. There was no objection to the granting of this appeal registered at the public hearing.

Appeal No. 9824

-2-

OPINION:

The Board is of the opinion that appellant has proven a hardship within the meaning of the variance clause of the regulations, in that there is no available land on the lot for parking. The lot has been utilized for a public use for approximately 28 years and there are public parking lots within a reasonable distance of this property. We feel, therefore, that the granting of this request will not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

We are further of the opinion that a denial of this request would result in peculiar and exceptional practical difficulties to and exceptional and undue hardship upon the owner of the property.

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 EFFECTIVE DATE OF THIS ORDER.