

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 18, 1968

Appeal No. 9829 Albemarle Towers, 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 January 7, 1969.

ORDERED:

That the appeal for permission to establish dry cleaning and laundry pickup station as apartment house adjunct and variance from requirements of Section 3105.42(e) to permit same at 4501 Connecticut Avenue, NW., lot 804, Square 2039, be denied.

FINDINGS OF FACT:

1. The subject property is located in the R-1-A and R-5-C Districts.
2. The property is improved with a multi-unit apartment building known as the Albemarle Towers.
3. The appellant proposes to establish a valet shop, pickup and delivery station in the basement of the subject building.
4. The proposed adjunct is visible via the basement windows, however, no signs are posted in the windows.
5. The valet shop has means of access from the outside of the building.
6. Appellant alleges that persons from other buildings come to the valet shop from other buildings in the area and that the nearest commercial frontage to the subject property is within 5 or 4 blocks.
7. No objection to the granting of this appeal was registered at the public hearing.

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OPINION:

We are of the opinion that this appeal be denied. Appellant has failed to show a hardship as is required under the variance clause of the Zoning Regulations. The appellant has not established that this relief can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map and without substantial detriment to the public good.

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

ATTESTED:

By: Charles E. Morgan  
CHARLES E. MORGAN  
Secretary of the Board