

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 12, 1969

Appeal No. 10224 Hilmen J. Lund, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of November 18, 1969.

ORDERED:

That the appeal for variance from the provisions of Section 3301 requiring 900 square feet of lot area per unit for conversion of flat into three-unit apartment house at 117 - 11th Street, NE., Lot 52, Square 988, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The subject property is improved with a two (2) story brick structure with basement.
3. Appellant proposes to convert the flat into three (3) unit apartment house.
4. Appellant alleged that the dimensions of the lot is 17 feet by 58.83 feet and the area of subject property is 1,000 square feet.
5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning Regulations, and the denial of the requested relief will not present a reasonable use of the property as zoned. Therefore, the appeal must be denied.

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

ATTESTED:

By: \_\_\_\_\_

PATRICK E. KELLY  
Secretary of the Board