

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 10, 1969

Appeal No. 10248 Mary G. Beachley, 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 December 16, 1969.

ORDERED:

That the appeal for variance from the use provisions of the R-1-B District to permit an apartment over accessory building at the rear of 3412 Morrison Street, NW., lot 6, Square 1995, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a single family dwelling and three garages in the rear over which there exists an apartment.
3. Appellant proposes to rent the apartment as a separate dwelling unit.
4. It is alleged that the apartment unit has existed since construction of the single family dwelling.
5. Opposition to the granting of this appeal was registered at the public hearing. BZA File No. 10248 contains letters in opposition to this appeal.

OPINION:

We are of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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OPINION Cont'd:

Further, we hold that the requested relief cannot 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: 
CHARLES E. MORGAN
Secretary of the Board