

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 18, 1970

Appeal No. 10301 John P. Parisi, et al, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Samuel Scrivener, Jr. dissenting, the following Order of the Board was entered at the meeting of March 24, 1970.

EFFECTIVE DATE OF ORDER - April 9, 1970

ORDERED:

That the appeal for variance from the use provisions of the R-2 District to permit continuation of two (2) family flat at 4801 Meade Street, NE., Lot 86, Square 5158, be partially granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
 2. The subject property is improved with a two (2) story frame building.
 3. Appellant proposes to continue use of the subject property as a two (2) family flat.
 4. Appellant alleged that he purchased the property in 1961. The building was constructed as a single family residence and in 1954 it was converted into a two (2) family residence. Since 1954 the building has remained a two (2) family residence even though no certificate of occupancy was issued for a two family residence.
 5. Appellant also alleged that at the time of the conversion, two family residences were permitted by the Zoning Regulations in that area.
 6. Opposition to the granting of this appeal was registered at the public hearing.
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OPINION:

We are of the opinion that the appellant has not proven a hardship as required by the Zoning Regulations in order to grant a variance. However, we are of the opinion that the continued use of the property as a two (2) family flat will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent or integrity of the Zoning Regulations and Map.

This Order shall be subject to the following condition:

- [a] That the appeal be granted as a nonconforming use and the request for a variance be DENIED.

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

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board

THAT 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.
