

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10632 Brown Street Corporation, 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 January 19, 1971.

EFFECTIVE DATE OF ORDER - April 2, 1971

ORDERED:

That the appeal for variance from the provisions of Section 3301 requiring 900 square feet per unit for conversion of single family dwelling into 3 unit apartment building at 3417 Brown Street, N.W., lot 396, Square 2622 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a three story brick single family dwelling.
3. The appellant proposes to convert the single family dwelling into a three unit apartment building (See Exhibit #2).
4. The lot is 18.5' by 117' and contains 2,165 square feet.
5. The size of the lot is less than required by the Zoning Regulations in the R-4 District, which requires 2,700 square feet of land in order to convert to three apartment units.
6. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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Further, we hold that the requested relief can 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.

Reference is made to the opinion of the Board forming part of the Order in Appeal No. 8631. For a statement of the reasons of the Board for granting of this and similar appeals.

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.