

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 17, 1971

Appeal No. 10661 Edward L. Emes, Jr., 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 February 23, 1971.

EFFECTIVE DATE OF ORDER - June 1, 1971

ORDERED:

That the appeal for permission to change a nonconforming use from flat and rooming house less than five (5) roomers to four-unit apartment house at 1248 - 31st Street, NW., Lot 844, Square 1208, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is improved with a two (2) story brick building which is currently used as a flat and rooming house under Certificate of Occupancy B41167.
3. The appellant proposes to change the premises to a four (4) unit apartment house.
4. The existing building contains four (4) apartment units which were there when the appellant purchased the building. There will be no structural or physical alterations made. The building has four (4) kitchens, four (4) full baths, fireplace, air conditioning, everything which would be encompassed in separate units. (Three efficiencies and one 1-bedroom units).
5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that this proposed use 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.

Appeal No. 10661
PAGE 2
June 1, 1971

This Order shall be subject to the following condition:

Appellant shall limit the occupancy of the subject to no more than six persons (6).

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.