

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 14, 1971

Appeal No. 10750 Ann E. Fogarty, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Messrs. Samuel Scrivener, Jr. and William F. McIntosh dissenting, the following Order of the Board was entered at the meeting of July 20, 1971.

ORDERED:

That the appeal for variance from provisions of Section 3301 requiring 900 square feet per unit for conversion of building into three (3) unit apartment at 111 C Street, SE., Lot 20, Square 733, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a three (3) story brick and masonry building previously used as a private dwelling.
3. Appellant proposes to establish three (3) apartments, however, she requests a variance from provisions of Section 3301 requiring 900 square feet per unit.
4. 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 that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

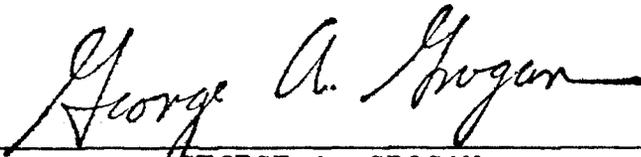
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OPINION Cont'd:

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: 

GEORGE A. GROGAN
Secretary of the Board