

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 14, 1971

Appeal No. 10851 Semih Ustun, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Howard H. Mackey not voting, the following Order of the Board was entered at the meeting of July 20, 1971.

ORDERED:

That the appeal for variance from the minimum area and width requirements of the R-4 District to permit subdivision for and construction of three (3) townhouses, each containing a rental unit at 1112-14 C Street, SE., Lots 802 and 803, Square 990, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a semi-detached dwelling and a vacant lot.
3. The appellant requests a variance from the minimum area and width requirements of the R-4 District to permit subdivision for and construction of three (3) townhouses.
4. The appellant propose the construction of three (3) buildings, each with a rental unit. It is proposed that each building will be sold and each owner thereof will use the first floor for a rental unit and the second and third floors for the owner's residence unit.
5. No opposition to the granting of this appeal was registered at the public hearing.

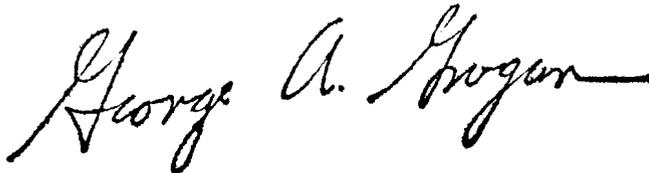
Appeal No. 10851
August 12, 1971
PAGE 2

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 the denial of the requested relief will not present a reasonable use of the property as zoned. Therefore the appeal must be denied.

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

ATTESTED:



By: _____

GEORGE A. GROGAN
Secretary of the Board