

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: October 13, 1971

Appeal No. 10938 Ocie D. Heady, Appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee.

On motion duly made, seconded and carried with Messrs. Mackey and Scrivener absent, the following Order of the Board was entered at the meeting of October 19, 1971.

EFFECTIVE DATE OF ORDER: December 9, 1971

ORDERED:

That the appeal for variance from the use provisions of the R-3 District to permit apartment house at 2606 Garfield Street, N.W., lot 38, Square 2108, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is improved with a 3-story masonry building previously used as a tenement house.
3. Appellant requests a variance from the use provisions to permit an apartment house.
4. The appellant stated that no structural changes will be made to the building.
5. There will be four apartments, a full basement and front and back entrances.
6. Each apartment is to have its own bath facilities.
7. No opposition was registered at the public hearing as 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.

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

ATTESTED:

By:

GEORGE A. GROGAN
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.