

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 13, 1971

Appeal No. 10956 Thadeus McDowell, 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 October 19, 1971.

EFFECTIVE DATE OF ORDER - November 19, 1971

ORDERED:

That the appeal for variance from Section 3301 (requiring 900 Sq. Ft. of lot area per unit) for conversion of flat into 3 unit apartment house at 14 10th Street, N.E., lot 818, Square 941, be Denied.

FINDINGS OF FACT:

1. The subject property is located in a R-4 District.
2. The property is improved with a two story brick building presently used as a flat.
3. Appellant requests permission to convert existing flat into a 3 unit apartment.
4. All of the apartments would have rear exits and one front exit.
5. Each floor including the basement would be converted into an apartment.
6. No opposition was registered at the Public Hearing as to the granting of this appeal.

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 not result in peculiar and exceptional practical difficulties or 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.

Therefore, the appeal is denied.

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

ATTESTED:

By: _____

GEORGE A. GROGAN
Secretary of the Board