

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- September 18, 1972

Application No. 11138 Kathleen H. Campbell, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried unanimously, the following Order of the Board was entered at the meeting of November 1, 1972.

EFFECTIVE DATE OF ORDER -- January 30, 1973

ORDERED:

That the application for permission to change a nonconforming use from an apartment house to a two-family flat, at 1607 31st Street, N.W., Lot 9, Square 1282 be GRANTED.

FINDINGS OF FACT:

1. Subject property is located in an R-1-B District which is defined by the Zoning Regulations as an area of one-family detached dwellings of high density.
2. The current use of the property is that of a rooming house.
3. This applicant seeks permission to change a pre-existing nonconforming use from a rooming house back to a two-family flat.
4. Subject property contains four bathrooms, one on each floor, also a kitchen is located on each of the four floors. The basement is a separate apartment with a separate entrance, kitchen and bath.
5. It is applicant's intent to convert the structure to a flat, the basement being one unit, and the first, second and third floors shall be the second unit. The upper floors will be converted back to a single family use by removing the kitchens on the second and third floors and the shower on the first floor.
6. Applicant seeks Board approval of its proposal pursuant to Section 7104.2 of the Zoning Regulations which obligates this Board to be satisfied that the neighborhood will not be adversely affected if in fact this change is permitted.
7. No opposition to the application was voiced at the public hearing, the record does reflect neighborhood support for the application, some considering the change an upgrade.

OPINION:

This is an application brought pursuant to Section 7104.2 of the Zoning Regulations which provides for a change of a nonconforming use. The Board is charged with exercising authority as to whether or not the requested change will be objectionable to the neighborhood.

The current use of the property is that of a rooming house or an apartment house. The proposed change will upgrade the use of the property by reducing the number of persons or families using the property as a residence. Clearly a flat is less offensive than a four unit apartment building or a rooming house.

It is the opinion of this Board that the applicant's proposals for the change of this structure are beneficial to the neighborhood and not objectionable. The Board is eager to maintain and foster residential areas and for this reason approves the application herein.

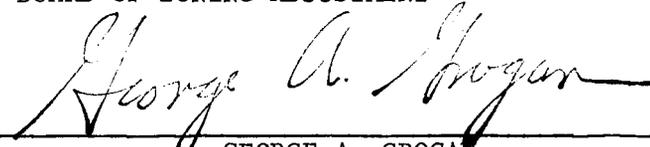
We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent or integrity of the Zoning Regulations and Maps.

This Order shall be subject to the following condition:

No neon or gas tube displays shall be located on the outside of the building nor shall any such displays if placed inside the building be visible from the outside.

BY THE 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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.