

Before the Board of Zoning Adjustment, D. C.

Application #11412, of Muriel M. Yasuna for a special exception, pursuant to Section 8207.2 of the Zoning Regulations to change a nonconforming use from tenement house to an apartment house as provided under Section 7104.2 consisting of 5 units in a R-3 District, located at 1531 31st Street, N. W., Lot 294, Square 1269.

HEARING DATE: July 18, 1973

EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. Subject property is improved with a four story apartment house with basement.

2. Applicant wishes to enlarge one of the units in the basement into a duplex apartment. The property has four units at the present time.

3. This property was the subject of another appeal (BZA 10300) in which the Board granted the special exception for four units. This appeal was made by the previous owner. Applicant purchased the property in November of 1972..

4. Opposition was registered at the public hearing and letters were submitted to the file.

5. The neighborhood in which the property is located is already situated with apartment dwellings.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact the Board concludes that this use will have an adverse affect upon the present character and future development of the neighborhood.

The Board also feels that the subject property can be utilized as an apartment building with four units.

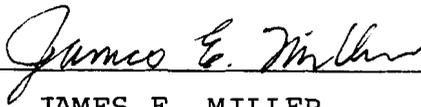
ORDERED:

That this request be denied for 5 units.

VOTE: 5-0

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

ATTESTED BY: _____



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: DEC 19 1973