

Before the Board of Zoning Adjustment, D. C.

Application No. 11465, of Ellis Bloyd, pursuant to Section 8207.11 of the Zoning Regulations, for a variance from the use provisions of the R-4 zone to establish a Dental Laboratory at 310 13th Street, N.E., Lot 22, Square 1009.

HEARING DATE: September 19, 1973

EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. The subject property is a two-story building on an alley corner, in an R-4 District. The prior C-1 nonconforming use was a restaurant.

2. Applicant wishes to establish a dental laboratory on the first floor. An apartment is on the second floor.

3. The laboratory will employ four to six people and will train three people at a time.

4. The proposed laboratory will be operated by applicant's son. No attempt has been made by applicant to establish a new C-1 use. The property has been vacant and boarded up for over a year.

5. The trainees will come from the Lorton Reformatory. Attempts have been made to secure students from the immediate neighborhood.

6. The Capitol Hill Restoration Society approved the application but stated at the public hearing that they were not aware that students might be coming from the Lorton Reformatory.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board feels that applicant has not proved any evidence of hardship. The Board is of the opinion that a new C-1 use could be established at this location.

The Board further feels that a denial of the requested relief will not result in any peculiar and exceptional practical difficulties and undue hardship upon the owner.

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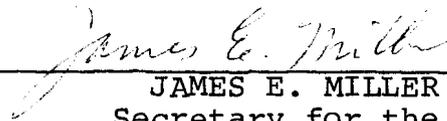
ORDERED:

THAT THE ABOVE APPLICATION BE, DENIED

VOTE: 4-0 (Mr. Harps not voting).

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

ATTESTED BY:



JAMES E. MILLER
Secretary for the Board

FINAL DATE OF THIS ORDER: NOV 26 1973

Before the Board of Zoning Adjustment, D. C.

Application No. 11465, of Ellis Floyd, pursuant to Section 8207.1 of the Zoning Regulations for a use variance from the provisions of the R-4 District to establish a dental laboratory at the premise of 310 13th Street, N.E., Lot 22, Square 1009.

HEARING DATE: September 19, 1973

EXECUTIVE SESSION: December 18, 1973

ORDERED:

THAT THE APPLICANT'S MOTION FOR RECONSIDERATION BE DENIED.

VOTE: 4-0 (Mr. Scrivener not present, not voting.)

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF THIS ORDER:

JAN 07 1974