

Before the Board of Zoning Adjustment, D. C.

Application No. 11492, of Licensed Practical Nurses Association, pursuant to Section 8207.11 of the Zoning Regulations, for a variance from the use provisions of the R-4 District to establish an office (1st floor) at premise 226 Rhode Island Avenue, N.W., Lot 121, Square 3098.

HEARING DATE: October 17, 1973
EXECUTIVE SESSION: November 20, 1973

FINDINGS OF FACT:

1. Subject property is improved with a two-story brick row dwelling.
2. The property was vacant at time of purchase and had an apartment on the 1st and 2nd floors.
3. Applicant intends to establish an office on the 1st floor and maintain the existing apartment on the 2nd floor.
4. No evidence was presented to show that the property could not be used for its zoned purpose.
5. No opposition was registered at the hearing.

CONCLUSIONS OF LAW:

Based upon the above findings of fact the Board is of the conclusion that applicant has not produced any evidence that would substantiate his request for a use variance. The property is located in an R-4 District, which under the Zoning Regulations provides for row dwellings. The property had been used as a single family or two-family dwelling at some time and the Board feels that it can be utilized in this manner again.

ORDERED:

THAT THE ABOVE APPLICATION BE, DENIED.

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 THIS ORDER: JAN 07 1974