

Before the Board of Zoning Adjustment, D. C.

Application No. 11551, of James R. Galvagna, pursuant to Section 8207.11 of the Zoning Regulations, for a variance from the 900 square feet requirement of the R-4 zone to convert a flat and rooming house to an apartment house at 1202 Walter Street, S.E., Lot 205, Square 1015.

HEARING DATE: February 13, 1974
EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The subject property is located in an R-4 zone and is improved with a three-story brick building.
2. The property is presently being used as an apartment with three units. Applicant wishes to continue this use.
3. The last Certificate of Occupancy issued was for a flat. Applicant alleged that when he purchased the property a year ago he was not aware that an apartment was not allowed in this zone.
4. The lot area is 817 square feet, less than one third of the required 900 square feet per dwelling unit.
5. No evidence of hardship was presented.
6. Opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

The Board feels that applicant has not proved a hardship within the meaning of the variance clause. There was no evidence presented to show that the property cannot be used as a two unit flat or renovated for a single family dwelling.

Further, the requested relief cannot be granted without substantial detriment to the public good and without impairing the intent and purpose of the Zoning Regulations.

ORDERED:

THAT THE ABOVE APPLICATION BE, DENIED.

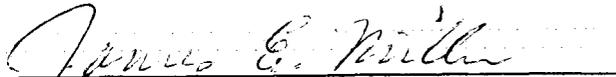
VOTE: 4-0 (Mr. Harps not present)

FINAL DATE OF THIS ORDER: **APR 15 1974**

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BY ORDER OF THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT.

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board