

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11827 of Davis Burgess, Jr., pursuant to Section 8207.1 of the regulations, for an area variance from the 900 square feet requirements of Section 3301.1 of the regulations to permit an R-4 zone conversion to a multiple dwelling, as provided by Section 8207.11 of the regulations at premise 400 9th Street, N.E., Lot 29, Square S-915.

HEARING DATE: January 15, 1975

DECISION DATE: From the Bench, January 15, 1975

FINDINGS OF FACT:

1. The subject property is presently used as a flat which is permitted as a matter of right in the R-4 zone district.

2. The applicant proposes to convert the subject property to a three (3) unit apartment building.

3. Section 3301.11 requires 900 square feet of lot area per unit for the R-4 conversion to a multiple dwelling.

4. The subject property contains 1,249 square feet, therefore, the applicant requires an area variance of 1,451 square feet.

5. The applicant failed to introduce any evidence which indicated the existence of a practical difficulty to support his variance request.

6. Objections were registered to the application at public hearing.

CONCLUSIONS OF LAW AND OPINION:

Based upon the above findings and the record, the Board concludes that the applicant has not meet the requirements of showing the existence of a hardship or practical difficulty as prescribed by Section 8207.11 of the regulations, and is of the opinion that this application, if granted, would substantially impair the meaning, intent, and purpose of the Zoning Regulations and Maps.

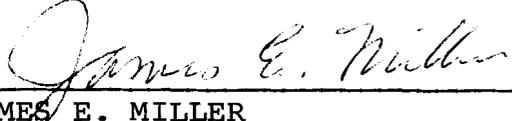
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ORDERED: That the above application be, DENIED.

VOTE: 5-0, from the bench.

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

ATTESTED BY:

  
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JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: \_\_\_\_\_

**FEB 26 1975**