

Before the Board of Zoning Adjustment, D. C.

Application No. 12000 of Robert Nash, pursuant to Section 8207.1 of the Zoning Regulations for a variance from the use provisions of the C-2-B zone to permit an artist's studio (3rd floor), as provided by Section 8207.11 of the Regulations at the premises 2424 - 18th Street, N.W., Lot 24, Square 2551.

HEARING DATE: October 15, 1975  
DECISION DATE: October 15, 1975

ORDER

Based on the record and testimony of this case, which is uncontested, the Board finds that the property in question, which was constructed as a three-story commercial industrial dwelling has been vacant for a number of years, and is not being used for its intended purpose. The C-2-B Zone requires that all stories of a building above the first (1st) floor be used for residential purposes. The Board finds that the (3rd) floor which is subject to this application is not suitable for residential uses and has never been used as such.

The Board is of the opinion that the applicant has demonstrated a practical difficulty within the meaning of Section 8207.11 of the Regulations, and that the granting of this variance will not be detrimental to the public good or impair the meaning and intent of the Zoning Regulations.

Accordingly, it is hereby ORDERED; that the above application be GRANTED

VOTE: 3-0 (Mr. Harps and Lilla Burt Cummings, Esq., not voting, not having heard the case).

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

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER

ATTESTED :

  
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JAMES E. MILLER,  
Secretary to the Board

FINAL DATE OF ORDER:

*December 30, 1975*